

Application ref: 2024/0912/L  
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**Development Management**  
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Citizens Design Bureau  
Units 01 & 03  
6 Westgate Street  
London  
E8 3RN

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**80 South Hill Park**  
**London**  
**NW3 2SN**

Proposal:

Various works including replacement second floor extension, remodelling of interior, external repairs, replacement external staircase and railings, and reinstating timber joinery and glazing.

Drawing Nos: 2203-3-099 REV A, 2203-3-100 REV A, 2203-3-101 REV A, 2203-3-102 REV A, 2203-3-103 REV A, 2203-3-200 REV A, 2203-3-202 REV A, 2203-3-301 REV A, 2203-3-302 REV A, 2203-3-303 REV A, 2203-3-522REV A, 2203-3-054, 2203-3-050, 2203-3-099 REV A, 2203-3-051, 2203-3-052, 2203-3-053, 240531 No80 South Hill Park Design Access and Heritage Statement RevA, 2203-3-001, 2203-3-010, 2203-3-011, 2203-3-012, 2203-3-013, 2203-3-017, 2203-3-019

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

2203-3-099 REV A, 2203-3-100 REV A, 2203-3-101 REV A, 2203-3-102 REV A, 2203-3-103 REV A, 2203-3-200 REV A, 2203-3-202 REV A, 2203-3-301 REV A, 2203-3-302 REV A, 2203-3-303 REV A, 2203-3-522REV A, 2203-3-054, 2203-3-050, 2203-3-099 REV A, 2203-3-051, 2203-3-052, 2203-3-053, 240531 No80 South Hill Park Design Access and Heritage Statement RevA, 2203-3-001, 2203-3-010, 2203-3-011, 2203-3-012, 2203-3-013, 2203-3-017, 2203-3-019

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following (external works), shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. Fully annotated detailed drawings (plans/sections/elevations) should be at a scale of 1:10 and 1:1/1:2 as appropriate, where applicable supplemented for product information/manufacturers' specifications: -

- a) All new windows and doors , including jambs, head and cill, of all new window and door openings.
- b) All new balcony components including balustrading
- c) New wall construction and finishes including concrete balcony framing
- d) New flat roof construction and finishes
- e) All components of the replacement external access staircase including treads, risers, landings, balustrades & handrails, structural supports and method of fixings to the external envelope
- f) All new rainwater drainage including gutters and downpipes
- g) A sample board to be submitted or photographed for all new external materials and finishes and building components for the new extension and/or a brick panel to be retained on site for the duration of the works showing the specified new brick, brick bond and mortar mix, colour and profile.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following (internal works), shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. Fully annotated detailed drawings (plans/sections/elevations) should be at a scale of 1:10 and 1:1/1:2 as appropriate, where applicable supplemented for product

information/manufacturers' specifications:

- a) Typical details of reconfigured or reinstated joinery items, including the proposed new lightwell balustrade at ground-floor level, new staircase screens and doors, all other new internal partitions and screens, all new internal doors including upgraded existing doors, all new cabinetry and other items of joinery at a scale of 1:10 with finials at 1:1, including materials and finish
- b) Plan, elevation and section drawings of all new internal doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Details of new internal partitions, including whether they will be masonry or stud partitions and finish through fully annotated floor plan layouts and section drawings at a scale of 1:10 & 1:1/1:2
- d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework

Informative(s):

- 1 The application property is Grade II Listed and situated in South Hill Park Conservation Area. It consists of a three-storey end-terrace townhouse raised on a basement within a terrace of six similar properties designed and built in 1954-56 by Stanley Amis and William and Gillian Howell for themselves and their friends. Today the properties are all in separate ownership and have variously been altered, including the front and rear elevations, with No 80 having undergone a series of side extensions of varying quality from the 1950s to the 1990s as it sits on a wider plot than its neighbours. The whole terrace was statutorily listed on 19 March 2015. To the immediate south of the application site is a slightly later 1960s detached house designed by the architect Brian Housden as a home for his family, which is also grade II listed.

The proposal is for various works including replacement second floor extension, remodelling of interior, external repairs, replacement external staircase and railings, and reinstating timber joinery and glazing.

Amendments have been made to the originally submitted proposal which include:

- relocation of rooflight
- the external insulation has been omitted and internal insulation is now proposed

#### Second-floor extension and reconfiguration

The proposals to demolish the two second-floor lightweight uPVC extensions erected in the 1990s prior to the statutory listing is welcomed, as their form and materiality jar with the architectural vocabulary of the original house and detract from the conservation area context due their prominent location facing Hampstead Heath Ponds. The construction of a new second-floor side extension behind the front section of the house is welcomed, employing an overall form and architectural vocabulary to match the original building envelope, but still reading as subservient when seen from the rear as it will be set back from the original rear building line of the terrace with a metal west-

facing balcony balustrade matching the existing first-floor design. Previous concerns regarding the location of the rooflight and external insulation have now been overcome with amendments to the proposal.

### Internal works

Whilst the proposals are acceptable in principle, as is standard practice with listed buildings, it will be necessary for the applicant to provide detailed annotated drawings of a number of aspects of the proposals.

It will be necessary to condition through fully annotated plan, section and elevation drawings at a scale of 1:10 & 1:1/1:2 a number of reconfigured or reinstated joinery items, including the proposed new lightwell balustrade at ground-floor level, new staircase screens and doors, all other new internal partitions and screens, all new internal doors including upgraded existing doors (see below), all new cabinetry and other items of joinery.

It was noted during the site visit that it is proposed to remove original one-over-one timber internal doors (such as at second-floor level), and where applicable replace them with new fire-resistant doors. However, as these doors are of historic value, it is essential that they are not removed from the property and they should be reused and upgraded to meet fire regulations, if necessary relocated to new positions in the basement.

It is not clear from the proposed drawings what construction will be used for proposed new internal partitions, including whether they will be masonry or stud partitions and what finish they will have. It will be necessary to condition through fully annotated floor plan layouts and section drawings at a scale of 1:10 & 1:1/1:2 to show the detail of these partitions.

It is proposed to replace the existing full-height external staircases which access the second-floor flat and the basement accommodation. Both staircases are constructed from timber and are in a poor state of repair to the extent they are structurally unsound. Their renewal is supported, but fully annotated drawings will be required showing all typical detailing and all materials and finishes, at a scale of 1:10 and 1:1/1:2.

### External repairs

The majority of external repairs are of a like-for-like nature, and where they constitute new or replacement works such as the renewal of the timber and glass balcony screens, repairs to the concrete frame, the replacement of windows, doors and spandrel panels, the renewal of the roof finish, and related items, they are subject of a separate officer assessment under concurrent applications ref 2024/1000/P and 2024/1214/L.

The proposal is considered to preserve and enhance the character and appearance of the South Hill Park Conservation Area overall and maintain the special architectural and historic interest of the listed building. No objections have been received. The site's planning history has been considered when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer