

Application ref: 2024/4486/L
Contact: Alan Wito
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Date: 28 October 2024

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Gateley Smithers Purslow
Glaston Hall
Spring Lane
Glaston
Oakham
LE15 9BZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**77 South End Road
London
NW3 2RJ**

Proposal:

Details of new ground to second floor staircase required by condition 4a of listed building consent (2024/4486/L) dated 25/7/24 (for internal repairs following fire damage).

Drawing Nos: 233278-110 rev A; Higginson Timber Stair Specialists Quotation (28/8/24) Ground to First (Job no: 10265); Higginson Timber Stair Specialists Quotation (20/8/24) First to Second (Job no: 10265); Higginson Timber Stair Specialists (14/10/24) Opening Dimensions/Trimmer sizes Ground to First; Higginson Timber Stair Specialists (28/8/24) Opening Dimensions/Trimmer sizes First to Second; 2 x unnumbered images of proposed staircase (JOB NAME Amirilan JOB no 10265); Structural Report dated 23rd September 2024 by S R Brunswick;

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

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting approval of details (listed building):

The application building is a grade II listed building, dating from the early nineteenth century. It is one of a pair of houses, but designed to appear as one. The building's special interest is partly derived from its facades, group value and internal plan form and historic fabric which demonstrate domestic architecture from this period.

Condition 4a) of listed building consent 2024/1025/L required the submission of the following details:

a) Method of repair to the staircase showing which parts will be retained, and any new replacement sections, balustrade and handrail.

After being reviewed by a structural engineer, it was determined that the fire damaged stair was not capable of repair and would need to be replaced. The submitted details demonstrate that the replacement staircase will match the existing, prior to the fire damage.

The proposed works will cause no harm to the special interest of the listed building.

The site's planning history was taken into account when arriving at this decision. It was not necessary to undertake public consultation for this application as the proposed works are of an internal nature only within a grade II listed building.

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 by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.


- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 You are reminded that conditions 4b) (hallway floor joist repairs) and c) (replacement features) of listed building consent granted on 26/7/24 (2024/1025/L) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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