

Application ref: 2024/2098/L  
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**Development Management**  
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DLBP Ltd  
23-26 St Dunstan's Hill  
London  
EC3R 8HN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Leigh House (Lower Ground Floor Flat)**  
**73 South End Road**  
**London**  
**NW3 2RJ**

Proposal:

Erection of rear extension to lower ground floor; internal alterations at lower ground floor.

Drawing Nos:

Plans: CF-213-DR -0010 -A, rev A; CF-213-DR -0050 -A, rev A; CF-213-DR -0100 -A, rev A; CF-213-DR -0101 -A, rev A; CF-213-DR -0200 -A, rev A; CF-213-DR -0300 -A, rev A; CF-213-DR -0301 -A, rev A; CF-213-DR -1050 -D, rev D; CF-213-DR -1100 -B, rev B; CF-213-DR -1200 -C, rev C; CF-213-DR -1300 -B, rev B; CF-213-DR -1301 -A, rev A; CF-213-DR -2100 -D, rev D; CF-213-DR -2200 -C, rev C

Supporting information:

Design and Access Statement prepared by Cooke Fawcett Architects, 27/03/2024;  
Planning Statement prepared by DLBP Ltd., March 2024; Heritage Statement prepared by Place Services, March 2024; Structural Statement prepared by AMP Structures

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: CF-213-DR -0010 -A, rev A; CF-213-DR -0050 -A, rev A; CF-213-DR -0100 -A, rev A; CF-213-DR -0101 -A, rev A; CF-213-DR -0200 -A, rev A; CF-213-DR -0300 -A, rev A; CF-213-DR -0301 -A, rev A; CF-213-DR -1050 -D, rev D; CF-213-DR -1100 -B, rev B; CF-213-DR -1200 -C, rev C; CF-213-DR -1300 -B, rev B; CF-213-DR -1301 -A, rev A; CF-213-DR -2100 -D, rev D; CF-213-DR -2200 -C, rev C

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 and policy DH2 of the Hampstead Neighbourhood Plan.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), and external doors for the rear extension;

b) Manufacturer's specification details of all facing materials for the rear extension and outbuilding (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

c) Details of new flooring for the rear extension

d) Details of new servicing for the rear extension

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan.

Informative(s):

- 1 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 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer