

Application ref: 2019/5094/L
Contact: Obote Hope
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Date: 11 March 2020

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal: Internal and external alterations to the main dwelling including the erection of a single storey rear extension, formation of new external staircase with metal balustrade, replacement of pitch roof to the front (flank) elevation; new window and door arrangements; replacement of the garage door, re-opened passageway side passage door and new internal staircase arrangement.

Drawing Nos: PP-002 Revision C; PP-003 Revision REVC; PP-004 Revision D; PP-005 Revision C; PP-010 Revision C; PP-011 Revision C; PP-012 Revision C; PP-013 Revision B; PP-030 Revision B; SP-001 Revision B; SL-001 - Site Plan; Revised Design and Access Statement commissioned by DLA Architecture, Interiors and Development Management dated February 2020 and Heritage Significance, Impact Assessment and Justification Statement commissioned by Heritage Information Ltd dated February 2020.

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: PP-002 Revision C; PP-003 Revision REVC; PP-004 Revision D; PP-005 Revision C; PP-010 Revision C; PP-011 Revision C; PP-012 Revision C; PP-013 Revision B; PP-030 Revision B; SP-001 Revision B; SL-001 - Site Plan; Revised Design and Access Statement commissioned by DLA Architecture, Interiors and Development Management dated February 2020 and Heritage Significance, Impact Assessment and Justification Statement commissioned by Heritage Information Ltd dated February 2020.

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 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) Sample materials of all cladding and front boundary fence;

b) Samples and/or manufacturer's details of new facing materials for the timber to be used in reconstructed floors and the proposed Welsh slate for the roof, stone to be used for the construction of the patio and details of floor finishes (to be provided on site and retained on site during the course of the works).

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.

- 4 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 before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation of the typical skirting and architrave details at a scale of 1:1.

c) Where appropriate and all new brickwork should match the existing in terms of colour, texture, bond and lime mortar mix/ lime render and finish. Lime mortar and render should be used in the repair of the building.

d) Plan, elevation and section drawings of all new windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

e) Details of service runs for all new bathrooms/kitchens, demonstrating the

relationship of new pipework with the host building.

f) Details of all new stairs and other joinery details, drawings at a scale of 1:10.

g) Details of the construction of the flat roof and water drainage details, which should be cast iron. Drawings at a scale of 1:10.

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.

Informative(s):

1 Reasons for granting permission:

Listed building consent is sought for internal and external alterations including replacement of the existing window, new internal staircase reconfiguration, demolition of the existing front extension to the annexe building, construction of a new single storey rear extension and installation of Pergola to the rear elevation. To the front elevation it is proposed create a new entrance within the former carriageway, install a new external staircase between the ground and lower-ground floor; replacement of the ground floor metal railings, new landscaping arrangement including the installation of bin store and alterations to the front boundary treatment and the installation of new sliding gates.

The existing rear conservatory would be replaced with contemporary design rear extension, the proposed rear extension would be of a modern design and constructed using light-weight material that is subordinate to the host building in terms of bulk, scale, and proportion and would be subordinate to the listed building.

Notwithstanding the details on the submitted drawings, it is proposed to replace all the timber casement windows with new single glazed timber casement windows at all elevation.

The lightwell in front of the kitchen window would be widened and the existing drainage replaced and no objection is raised on account of its design and appearance which would be subject to condition subject to the details of the window and goods pipe be submitted and approved.

The proposed works would include waterproofing the concrete floor slabs, the existing floor would be replaced with new insulated and tanked ground bearing slab in the carriageway. The existing partition arrangement at upper ground floor would be removed and the proposed plan form of the main living room be improved by the re-introduction of a new nib and down-stand beam in line with the original spine wall. At first floor level, the existing doorways from the side extension to each room will be retained. However, historic doorway would be re-opened between the two rooms in a section of the spine wall that would access into the front bedroom from the original stair landing.

The proposals would reintroduce new flooring and skirting board. The new

flooring would not result in the loss of the original fabric that were previously replaced and the proposed installation of new skirting, architraves, internal doors and frames would replicate those of the original construction period of the cottage. Overall, the proposal would allow the opportunity to reinstate the historic internal detailing that reflects the character and significance to the cottage. The details and materials would be secured by conditions.

- 2 The proposed new entrance steps connecting the ground to the lower-ground floor is considered acceptable and would be befitting of the age and style of the building. The proposed stone steps to the front elevation is considered acceptable in design and appearance. Which would be subject to conditions requiring details to be submitted and approved prior to start of the works. Thus, the proposal would enhance the character of the host buildings.

The replacing the existing 1950's stairs with new internal stair arrangement would provide access to all floors, the new staircase arrangement would be in the same location as the existing 1980's curved stair in the 'side extension' and the proposed staircase in the 'side extension' would be installed using the existing joists. The Council's Conservation Officer agrees that the relocation of the new stair in the smaller space makes better logical use of space and whilst the staircase would not be re-introduced in the main body of the dwelling this intervention is not seen as harmful to the significance of the host building.

Reinstatement of coach house doors to the eastern bay and the replacement of the existing roof from the over-carriageway extension are considered acceptable. The new roof form would replicate the design of its grander flat-roofed neighbour at no 101 and the reconfiguration/restoration of the annex building would enhance the overall significance of the listed building.

Some alterations to features such as joinery and changes to the floor level are also proposed, these internal changes have been the subject to scrutiny by officers and the scheme had been revised in this regard to address initial concerns. The internal openings proposed have been reduced and have been located to avoid significant intervention to the historic timbers.

The internal and external works have been reviewed by the Council's Conservation Officer, the proposed alterations would generally improve the integrity of the listed building and would be subject to the approval of planning conditions. Thus, it is considered that the proposed works would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area.

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.

One supporting email has been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1

and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033 and the National Policy Framework 2019.

- 3 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).
- 4 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.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer