

Application ref: 2020/1847/L
Contact: Obote Hope
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Date: 5 June 2020

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
99 South End Road
London
NW3 2RJ

Proposal: Details of partial discharge of condition 3A (boundary fence), 3B (paving stone); conditions 4A (new railings), 4B (skirting and architrave details), 4D (new windows and doors) 4E (service runs for all new bathrooms/kitchens) and 4F (new stairs and other joinery details) of Listed Building Consent 2019/5094/L dated 03/02/2020 for 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: DD-027; DD-031 REVA; DD-032 REVA; DD-034; DD-040 REVB; DD041 REVB; DD-042; DD-043; DD-044; DD-045; DD-047 and DD-055; DD-056.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informatives:

1 Reason for granting approval:

Condition 3A of 2019/5094/L requires details of all cladding and the new boundary fence. Details of the fence and stone pavement to the front elevation have been submitted. The new vertical railings including the spear head detail

and the finish and quality of the materials including those of the paving stone would satisfactorily respond to the area and design of the development. The details are considered satisfactory to meet the requirements of condition 3A.

Condition 4A (new railings), 4B (skirting and architrave details), 4D (new windows and doors) 4E (service runs for all new bathrooms/kitchens) and 4F (new stairs and other joinery details).

The details of the new stairs and joinery, timber frame windows and doors are considered acceptable and are in keeping with the architectural character of the host building.

The new service routes are minimised to avoid invasive works to the retained historic fabric and the service runs would be accommodated within discrete areas to avoid any obtrusive visual impact to the historic interiors. The new stairs and joinery details are considered acceptable and the proposed details would preserve the setting and significance of Grade II Listed property. The Council's Conservation Officer has reviewed the details and has no objections.

Special regard has been attached to the desirability of preserving the special interest of the listed building, 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 You are reminded that condition 3B (timber to be used in reconstructed floors, Welsh slate for the roof, details of floor finishes) and condition 4G (flat roof and water drainage details) of listed building consent 2019/5094/L granted on 11.03.2020 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 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