

Application ref: 2020/3142/L  
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Date: 26 July 2021

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Purple Studio  
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20 Carlisle Lane  
London  
SE1 7LG

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**78 South Hill Park  
London  
NW3 2SN**

Proposal:

External alterations at lower ground floor level, including replacement of rear timber bifold doors with metal bifold doors; new rendered wall and replacement of door with window to northern side elevation; installation of new cupboard below front staircase. Replacement of timber slats to terrace at upper ground floor level. Internal works including installation of replacement kitchen and living room furniture and new WC at lower ground floor level; alterations to bathroom door and replacement of bathroom sanitaryware at upper ground floor level; replacement fixed bed bases and bedroom joinery, replacement of bathroom sanitaryware and insertion of new WC partition and door at first floor level.

Drawing Nos: (40)\_F01\_200 Rev. B; (40)\_F01\_201 Rev. B; (40)\_F02\_200 Rev. A; (40)\_F02\_201 Rev. A; (40)\_F03\_200 Rev. A; (40)\_F04\_200 Rev. A; (40)\_LG01\_200 Rev. A; (40)\_LG01\_201 Rev. A; (40)\_LG01\_202 Rev. A; (40)\_LG02\_200 Rev. B As Proposed Kitchen Elevations; (40)\_LG02\_200 Rev. B As Proposed Kitchen & WC Elevations; (EX)\_091 Rev. A; (EX)\_100 Rev. B; (EX)\_110 Rev. B; (EX)\_120 Rev. A; (EX)\_200 Rev. A; (EX)\_201 Rev. A; (EX)\_202 Rev. A; (EX)\_300 Rev. A; (EX)\_301 Rev. A; (EX)\_302 Rev. A; (EX)\_F01\_200 Rev. A; (EX)\_F01\_201 Rev. A; (EX)\_F01\_202 Rev. A; (EX)\_F01\_203 Rev. A; (EX)\_F02\_200 Rev. A; (EX)\_F02\_201 Rev. A; (EX)\_F03\_200 Rev. A; (EX)\_F04\_200 Rev. A; (EX)\_G01\_200 Rev. A; (EX)\_G01\_201 Rev. A; (EX)\_G02\_200 Rev. A; (EX)\_G02\_201 Rev. A; (EX)\_LG01\_200 Rev. A; (EX)\_LG01\_201 Rev. A; (EX)\_LG01\_202 Rev. A;

(EX)\_LG02\_200 Rev. A; (GA)\_091 Rev. B; (GA)\_100 Rev. A; (GA)\_110 Rev. B; (GA)\_200 Rev. A; (GA)\_201 Rev. A; (GA)\_202 Rev. A; (TP)\_100 Rev. A; (TP)\_1000 Rev. B; Additional Planning Information (prepared by Outpost Architects, dated November 2020); Heritage Assessment (prepared by Citydesigner, dated July 2020); Heritage Statement (prepared by Citydesigner, dated October 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: (40)\_F01\_200 Rev. B; (40)\_F01\_201 Rev. B; (40)\_F02\_200 Rev. A; (40)\_F02\_201 Rev. A; (40)\_F03\_200 Rev. A; (40)\_F04\_200 Rev. A; (40)\_LG01\_200 Rev. A; (40)\_LG01\_201 Rev. A; (40)\_LG01\_202 Rev. A; (40)\_LG02\_200 Rev. B As Proposed Kitchen Elevations; (40)\_LG02\_200 Rev. B As Proposed Kitchen & WC Elevations; (EX)\_091 Rev. A; (EX)\_100 Rev. B; (EX)\_110 Rev. B; (EX)\_120 Rev. A; (EX)\_200 Rev. A; (EX)\_201 Rev. A; (EX)\_202 Rev. A; (EX)\_300 Rev. A; (EX)\_301 Rev. A; (EX)\_302 Rev. A; (EX)\_F01\_200 Rev. A; (EX)\_F01\_201 Rev. A; (EX)\_F01\_202 Rev. A; (EX)\_F01\_203 Rev. A; (EX)\_F02\_200 Rev. A; (EX)\_F02\_201 Rev. A; (EX)\_F03\_200 Rev. A; (EX)\_F04\_200 Rev. A; (EX)\_G01\_200 Rev. A; (EX)\_G01\_201 Rev. A; (EX)\_G02\_200 Rev. A; (EX)\_G02\_201 Rev. A; (EX)\_LG01\_200 Rev. A; (EX)\_LG01\_201 Rev. A; (EX)\_LG01\_202 Rev. A; (EX)\_LG02\_200 Rev. A; (GA)\_091 Rev. B; (GA)\_100 Rev. A; (GA)\_110 Rev. B; (GA)\_200 Rev. A; (GA)\_201 Rev. A; (GA)\_202 Rev. A; (TP)\_100 Rev. A; (TP)\_1000 Rev. B; Additional Planning Information (prepared by Outpost Architects, dated November 2020); Heritage Assessment (prepared by Citydesigner, dated July 2020); Heritage Statement (prepared by Citydesigner, dated October 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 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 Before the relevant part of the work is begun, detailed drawings at 1:10 and manufacturer's specification details of all replacement bathroom sanitaryware, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 consent:

The application building is a Grade II listed detached dwellinghouse, designed and purpose-built by Brian Housden for his own family in the early to mid-1960s. The site lies within the South Hill Park Conservation Area.

Externally, listed building consent is sought for alterations at lower ground floor level, to include the replacement of the rear timber bifold doors with metal bifold doors; the installation of a new cupboard below the front external staircase; and a new rendered wall and replacement of a door with a window to the northern side elevation.

The proposal to replace the rear white-painted timber bifold doors with double-glazed metal doors with a metallic finish is considered acceptable in this instance, as the doors would be read as separate to other fenestration in the rear elevation, and the proposed frames are large enough to take the extra thickness of double glazing without impacting on their visual appearance. The replacement doors would provide a more efficient folding door system and the proposed metallic rather than white finish would ensure that the doors are not read as uPVC in long views from Hampstead Heath.

The replacement of the timber slats to the rear terrace at upper ground floor level is also considered to be acceptable.

The proposed alterations to the front and side elevations at lower ground floor level would not be readily visible or prominent from the street, and are considered to be in keeping with the design of the building. The proposed incorporation of panelling beneath the front external lightwell steps would create a new storage area, which is welcomed as there is very little existing storage in the house. The proposed panelling has been well-designed to read as a new element against the concrete and it would be recessed from the main edge of the steps to allow the jagged sculptural appearance of the staircase to continue to be read.

Internally, consent is sought to for the installation of a replacement kitchen, living room furniture and a new WC at lower ground floor level; alterations to the bathroom door and replacement sanitaryware at upper ground floor level; and replacement of fixed bed bases, bedroom joinery, bathroom furniture and sanitaryware and the insertion of a new WC partition and door at first floor level.

The proposed works are considered to be acceptable following the submission of revised plans to address concerns raised by the Council's Conservation Officer. At lower ground floor level, the kitchen would be adapted to ensure that it is safe and usable and meets current Building Regulations. Darker tiles would demarcate the footprint of the existing island to be removed, and the amended proposals would retain the existing shelving units. The changes to the living area are considered to be acceptable as one existing concrete and tile seat would be relocated within the space and a new fixed sofa would replace the existing sofa, which is located rather awkwardly in the centre of the room and allows for little flexibility in room layout. The reconfiguration of the existing externally accessed storage area to the front lightwell to accommodate a new WC and pantry area is also considered acceptable.

At upper ground floor level, the bathroom doorway would be increased in height and the existing door would be retained and extended to accommodate the enlarged opening, which is acceptable. The proposed changes to the bathrooms (installation of new sanitaryware, relocation of fittings, installation of new partition and door etc.) at upper ground and first floor levels are also considered to be acceptable as these changes would not affect the special architectural or historic interest of the host building. Full details of the replacement bathroom sanitaryware have not been provided and would be secured by condition.

- 2 The proposals involve the removal of the existing concrete beds and joinery from bedrooms 2 and 3 to allow to greater flexibility in room layouts and to overcome issues with damp to bedroom 3. The removal of these elements is considered to be acceptable on the basis that the revised proposals would retain the existing concrete bed and the cupboard and shelving units, which are examples of Housden's own joinery work, to the master bedroom. This is the principal bedroom and key to the special interest and character of the house.

Overall, the proposals are considered to preserve the significance of the Grade II listed building. The Council's Conservation Officer has assessed the proposals and confirmed they are acceptable.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Comments were received from the Hampstead CAAC in relation to the works and have been considered in the associated consultation summary. No objections from local residents have been received. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer