

Application ref: 2021/2838/L
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Date: 13 May 2022

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Xul Architecture
33 Belsize Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Replacement windows/soil pipe and internal alterations including alterations to existing upper ground floor rear bathroom to create a study room, formation of an ensuite in existing bedroom at rear of first floor and provision of under floor heating in second floor shower room.

Drawing Nos: SCHEDULE OF WORKS Upper Ground Floor, First floor, Second floor Internal Alterations _REV 01, LP-01 P-00, PA-01.0 I-01, PA-02 I-01, PA-03 I-01, PA-04 I-01, PA-05 I-01, PA-06 I-01,

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: PA-01.0 I-01, PA-02 I-01, PA-03 I-01, PA-04 I-01, PA-05 I-01, PA-06 I-01

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 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) Details of service run routes (including water and waste pipes) and extraction units for new first floor bathroom, demonstrating the relationship of new pipework and fittings with the host building.

b) Section drawing showing relationship of new tiled floor to existing skirting and floorboards in proposed first floor bathroom

Informative(s):

- 1 Reasons for granting listed building consent:

The existing bathroom upper ground floor bathroom is part of a later addition to the building and its conversion to a study will not alter the special interest of the building.

The first floor rear bedroom fireplace and joinery is not original so there is no objection to its removal or the insertion of bathroom fittings which will retain the overall special qualities of the room. The ceiling appears to be plasterboard so its replacement will not result in the loss of historic fabric.

As the application only refers to internal works planning permission is not required.

The site's planning history has been taken into account when making this decision

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 policies D1 and D2 of the Camden Local Plan 2017. The proposal is in general accordance with policy

DH2 of the Hampstead Neighbourhood Plan 2018 The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 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 2021.

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