

Application ref: 2022/3124/L  
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Date: 7 September 2022

**Development Management**  
Regeneration and Planning  
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NW3 6SS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

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

Proposal:

Details of service runs and flooring build up required by condition 4 of listed building consent dated 24/5/22 (2021/2838/L) for the internal alterations to first floor.

Drawing Nos: A-500; A-501; A-502; A-503; A-504;

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 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).

- 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.
- 3 You are advised that all conditions relating to listed building consent granted on 24/5/22 (ref: 2021/2838/L) which need details to be submitted, have been approved.
- 4 The application building is a grade II listed early nineteenth century house with a stuccoed façade. It is three storeys in height with a basement.

Condition 4 of the listed building consent required the submission of the following:

- 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.

The internal joinery and decorative features in the new bathroom are not original. It is proposed to run new services either under a raised platform or behind a boxed out section of wall. No features of interest will be obscured by the proposals and the room proportions will be maintained. All works will be entirely reversible.

The new tiled floor will be laid over the existing floorboards and with the existing, non original, skirting laid on top.

The special interest of the listed building would be preserved by the works and therefore it is recommended that the condition is approved.

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.

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

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer