

Application ref: 2022/3670/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Assured Surveying & Design Ltd
Room 2 Denel Wing
The Rufus Centre
Steppingley Road
Flitwick
MK45 1AH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Internal repairs to several rooms following water ingress.

Drawing Nos: Site location plan; Design, Access and Heritage Statement, Schedule of Works, Photographic Record of Internal Damage

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:

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.

Informative(s):

- 1 Site and Significance

71 South End Road is a GII listed semi-detached villa dating from the early nineteenth-century. It has an 1890 verandah extension by CFA Voysey. Its significance includes its architectural design and materials, planform, evidential value as an early C19th villa with later work by Voysey and its townscape contribution, including its positive contribution to the character and appearance of the Hampstead Conservation Area.

Proposed works and justification

The interior of the property suffered from water damage following storms in 2021. The proposed works are part of an insurance claim.

Repairs to the roof etc have already been carried out and the proposed works are all internal. They are detailed in the Schedule of Works but are broadly as follows: Like-for-like repairs to laths and lime plaster. Repairs in gypsum where gypsum already exists. Repointing of internal brickwork in lime mortar. Redecoration (new wallpapers and paint finishes to timber).

Impact on significance

All materials and finishes are like-for-like and consist of repair to well-documented damage. The impact on significance is considered to be beneficial (repair and restoration).

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 proposed development also accords with the London Plan 2016 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer