

Application ref: 2022/1896/L
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 21 December 2022

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

Xul Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

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: Renovations and internal alterations including rear single-story lower ground floor extension. Replace existing front lower ground floor french door. Lighting and electrical layout changes to lower ground floor. New finishes, new sanitaryware on lower ground floor. New Kitchen Replacement of existing windows with new double glazed windows like for like throughout.

Drawing Nos: LP-01 Rev P-00, (260 P-)300; 305; 306; 341; 342; 510; 511; 512.

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 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 Reasons for granting listed building consent:

The proposed extension to the rear would infill under a 1st floor projection and replace an existing conservatory to make a full width extension. This part of the dwelling has been subject to refurbishment. The previous works do not fully reflect the original building's character and the new additions are more sympathetic, with high-quality design and are considered acceptable.

The materials used are acceptable to the context of the building. The windows at the rear of the development would be replaced like for like with slim double glazing that would increase the building energy efficiency. The internal works are all considered to be appropriate and would preserve the listed buildings features of special architectural or historic interest.

The Council's Conservation Officer has assessed the details and finds changes internally and externally acceptable to the listed building.

The proposal has been revised to create a more cohesive development that respects the building and creates a distinction between the infill extension under the 1st storey and the rear extension.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer