

Application ref: 2022/4551/P
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Development Management
Regeneration and Planning
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Ash Sakula Architects
6 Doughty Mews
London
WC1N 2PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
60 South Hill Park
London
NW3 2SJ

Proposal:

Erection of a mansard roof extension with PV panels above, a lower ground floor rear extension with green roof above, a reconfigured 1st floor bathroom rear extension, new windows and relocated entrance door on side elevation, window alterations on rear elevation, reconfigured lower ground floor side wing with extension into front garden, removal of 1st floor rear conservatory and replacement by roof terrace, and new waste bin and cycle stores in front garden.

Drawing Nos: Location Plan (SHP-001, dated 18.10.2022), Existing Site Plan (SHP-002, dated 18.10.2022), Existing Lower Ground, Ground and First Floor Plans (SHP-003, dated 18.10.2022), Existing Second, Third Floor and Roof Plans (SHP-004, dated 18.10.2022), Existing Section AA and BB (SHP-005, dated 18.10.2022), Existing Section CC (SHP-006, dated 18.10.2022), Existing Section DD (SHP-007, dated 18.10.2022), Existing Front Elevation (SHP-008, dated 18.10.2022), Existing Side and Rear Elevations (SHP-009, dated 14.12.2022), Existing Party Wall Elevation (SHP-010, dated 14.12.2022), Proposed Site Plan (SHP-012, dated 18.10.2022), Proposed Lower Ground, Ground and First Floor Plans (SHP-013, dated 18.10.2022), Proposed Second and Third Floor and Roof Plans (SHP-014, dated 18.10.2022), Proposed Section AA and BB (SHP-015, dated 18.10.2022), Proposed Section CC (SHP-016, dated 18.10.2022), Proposed Section DD (SHP-017, dated 18.10.2022), Proposed Front Elevation (SHP-018, dated 18.10.2022), Proposed Side and Rear Elevations

(SHP-019, dated 14.12.2022), Proposed Party Wall Elevation (SHP-020, dated 14.12.2022), Sketch of garden extension with notes on materiality (SHP-SK101, dated 14.12.2022)

Location Plan (SHP-001, dated 18.10.2022), Existing Site Plan (SHP-002, dated 18.10.2022), Existing Lower Ground, Ground and First Floor Plans (SHP-003, dated 18.10.2022), Existing Second, Third Floor and Roof Plans (SHP-004, dated 18.10.2022), Existing Section AA and BB (SHP-005, dated 18.10.2022), Existing Section CC (SHP-006, dated 18.10.2022), Existing Section DD (SHP-007, dated 18.10.2022), Existing Front Elevation (SHP-008, dated 18.10.2022), Existing Side and Rear Elevations (SHP-009, dated 14.12.2022), Existing Party Wall Elevation (SHP-010, dated 14.12.2022), Proposed Site Plan (SHP-012, rev P2, dated 25.04.2023), Proposed Lower Ground, Ground and First Floor Plans (SHP-013, rev P2, dated 25.04.2023), Proposed Second and Third Floor and Roof Plans (SHP-014, rev P2, dated 25.03.2023), Proposed Section AA and BB (SHP-015, dated 18.10.2022), Proposed Section CC (SHP-016, dated 18.10.2022), Proposed Section DD (SHP-017, dated 18.10.2022), Proposed Front Elevation (SHP-018, rev P3, dated 25.04.2023), Proposed Side and Rear Elevations (SHP-019, rev P4, dated 25.04.2023), Proposed Party Wall Elevation (SHP-020, dated 14.12.2022), Sketch of garden extension with notes on materiality (SHP-SK101, dated 14.12.2022)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- Location Plan (SHP-001, dated 18.10.2022), Existing Site Plan (SHP-002, dated 18.10.2022), Existing Lower Ground, Ground and First Floor Plans (SHP-003, dated 18.10.2022), Existing Second, Third Floor and Roof Plans (SHP-004, dated 18.10.2022), Existing Section AA and BB (SHP-005, dated 18.10.2022), Existing Section CC (SHP-006, dated 18.10.2022), Existing Section DD (SHP-007, dated 18.10.2022), Existing Front Elevation (SHP-008, dated 18.10.2022), Existing Side and Rear Elevations (SHP-009, dated 14.12.2022), Existing Party Wall Elevation (SHP-010, dated 14.12.2022), Proposed Site Plan (SHP-012, rev P2, dated 25.04.2023), Proposed Lower Ground, Ground and First Floor Plans (SHP-013, rev P2, dated 25.04.2023), Proposed Second and Third Floor and Roof Plans (SHP-014, rev P2, dated 25.03.2023), Proposed Section AA and BB (SHP-015, dated 18.10.2022), Proposed Section CC (SHP-016, dated 18.10.2022), Proposed Section DD (SHP-017, dated 18.10.2022), Proposed Front Elevation (SHP-018, rev P3, dated 25.04.2023), Proposed Side and Rear Elevations (SHP-019, rev P4, dated 25.04.2023), Proposed Party Wall Elevation (SHP-020, dated 14.12.2022), Sketch of garden extension with notes on materiality (SHP-SK101, dated 14.12.2022)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include-
 - i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The external alterations are appropriate as the materials used, in particular the metal railings, timber sash windows and brick extensions to existing parapets, will closely match the existing materials, or be traditional and in keeping with the host building.

The restoration works (namely the restoration of the main cornice and the front door, removal of the first floor conservatory and reinstatement of the original first floor terrace, restoration of gate posts on the front boundary wall to their original pattern and removal of 20th century clutter including external staircase and various downpipes from the side of the building) will enhance the character and appearance of the building and conservation area. The existing conservatory is non-original fabric and the new terrace will be located in the footprint of the existing conservatory, avoiding overlooking of adjacent properties. The reinstatement of the front door will return an original feature to the building and, along with the new footway and garden planting at the front of the site, will improve the site's contribution to the character of the streetscape and wider conservation area.

The additional building bulk through the raised parapets and roof associated with the enlarged first floor rear extension for the relocated bathroom will be minimal and appropriate in the context of the existing varied profiles on the rear

elevations of these buildings; it will not be a readily discernible change to the character and appearance of the building and conservation area. The reconfigured lower ground floor side wing with a small side projection into the front garden and wider entrance path above is considered acceptable and will not harm the streetscape and retain adequate front garden landscaping.

The new windows will be in keeping with the elevations of the host building, and the form and character of windows on flank elevations of other buildings on South Hill Park. The side elevation front door at ground floor level has been amended to have a reduced level of detail over its frame, so it does not compete with the front door on the building's main street-facing elevation.

The roof extension has a mansard style pitched front roofslope and rear glazed doors set behind a roof terrace and green roof. This is considered acceptable in principle and detailed design. All other properties within the same street block, and adjacent street blocks on the north-western side of South Hill Park, incorporate roof extensions of varying architectural forms and scales. The proposed mansard roof will be in keeping with the architecture of the host building, match the existing mansard extension at 62 South Hill Park, and contrast appropriately with the eclectic mix of other roofs on nearby properties. Importantly, the mansard will retain the butterfly roof shape and original chimney stacks and pots and will have a raised parapet on its western elevation. The rear form of glazing set back behind roof terraces will match that of adjoining properties such as at no.58. These design considerations will limit the prominence of the roof extension from South Hill Park and ensure the characteristic features and original building fabric are retained.

The photovoltaic panels will be flush with the flat roof, and therefore will not be visible from the wider area and not compromise the appearance of the building and streetscene.

The ground floor rear extension is small scale and unobtrusive and will be commensurate with the scale and size of other existing rear extensions of nearby properties within the same and adjoining building blocks. In terms of amenity, the extension is also designed so that it will not cause any noticeable loss of amenity in terms of loss of outlook, sunlight and daylight to the adjoining neighbour at 62 South Hill Park. The majority of the extension will be obscured by the existing boundary wall shared with 62 South Hill Park. The existing boundary wall will be raised with brick, matching the existing wall. Light pollution to neighbouring adjoining properties will be minimal due to the obstruction of the party walls.

Overall the various extensions and alterations will preserve and enhance the character and appearance of the host building, streetscene and conservation area.

The proposal would not cause any adverse impacts on the amenities of adjoining residential occupiers in terms of loss of light, outlook or privacy or noise disturbance.

Two bicycle storage units, each suitable for storing two bicycles, will be provided for the flat. The units will ensure bicycles can be stored securely for

the occupiers, and can be conveniently accessed being located adjacent to the road frontage and pedestrian entranceway.

The cycle and waste storage units will be located at the side of the building; being constructed in traditional materials, the storage units will not appear as overly noticeable and will be subservient to and in keeping with the character of the host building. The units will also be conveniently accessible and will be commensurate with the size of the bicycles and bins the units are intended to accommodate.

The green roofs will enhance the site's biodiversity. Other elements of the work such as PV panels are welcomed incorporating sustainability principles and will improve the building's sustainability and environmental performance.

One objection has been received from the neighbour at 62 South Hill Park, in respect to the rear extension on the grounds of amenity. As discussed above, the rear extension is designed to have a low profile and a modest depth only marginally projecting beyond the existing boundary wall in height and depth. Furthermore, the extension is designed to meet BRE Guidance in respect to sunlight and daylight access.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

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 H1, H3, H7, A1, A3, A4, D1, D2, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer