

Application ref: 2022/3903/P
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Date: 22 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

GSC Solicitors LLP
31-32 Ely Place
London
EC1N 6TD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 South Hill Park Gardens
London
NW3 2TD**

Proposal:

Erection of a single storey extension at 2nd floor level on the roof of the existing two storey side extension of the single family dwelling.

Drawing Nos: 001; 002; 003; 100; 101; 102; 103; 104; 105; 110; 111; 112; 113 REVB; 114; 115; 200; 201; 202; 203 REVA; 204 REVB; 210 REVB; 211 REVB; 212 REVB; 213 REVA; 214 REVB; 01 SHPG dated March 2023 ; PK/S2054-1 and S2054-1.

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; 001; 002; 003; 100; 101; 102; 103; 104; 105; 110;

111; 112; 113 REVB; 114; 115; 200; 201; 202; 203 REVA; 204 REVB; 210 REVB; 211 REVB; 212 REVB; 213 REVA; 214 REVB; 01 SHPG dated March 2023 ; PK/S2054-1 and S2054-1.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 The proposed conservation style rooflights shall not project above the slates on the roof of the single storey extension at second floor level hereby approved.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of a single storey extension to the flank (east) elevation of the building at second floor level. The proposed extension would not extend beyond the front or rear building line of the property and would be set down 1.4m from the eaves. This would help to ensure that the extension remains subordinate to the building and its size would match the scale of the neighbouring extension at no 2. South Hill Park Road which forms part of a semi-detached pair. The proposal would reintroduce symmetry with the neighbouring property and would help to visually unify the pair at upper floor level. The extension would be constructed with matching brick with slate roof tiles that helps to minimise the extension's visual mass when viewed from the street. This would ensure that the proposal would not harm the character and appearance of the street or this part of the South Hill Park Conservation Area.

The proposal has been revised during the course of the application to reduce its size and bulk and omit a window to the flank elevation and install two conservation style roof lights on the side and rear roofslope. Overall the proposed extension in terms of its detailed design, materials, siting and scale is considered acceptable and preserve the character and appearance of the South Hill Conservation Area.

Given the proposed extension's location along the flank elevation of a semi-detached pair, its modest depth and scale as well as the fact that no windows

would be installed within the extension (apart from two roof lights), the proposal would not give rise to adverse amenity impact with the neighbouring property on South Hill Park Road in terms of loss of daylight, outlook or privacy

No objections were received from neighbouring properties following statutory consultation. The site's planning history was taken into account when determining this application.

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.

As such, the proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017, the proposal also accords with Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021, and the provisions of 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 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.
- 4 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-householder-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer