

Application ref: 2023/1999/P  
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**Development Management**  
Regeneration and Planning  
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Nancy Gouldstone Architects  
NANCY GOULDSTONE ARCHITECTS  
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36 Gloucester Avenue  
LONDON  
NW1 7BB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**55 South Hill Park  
London  
NW3 2SS**

Proposal:

Infill of existing light well with internal habitable space to lower ground floor and erection of single storey rear extension at ground floor level; external alterations to the front and rear facades including instatement of decorative plaster work to the front facade, removal of unoriginal tiles to the front steps and replacement with Portland stone, and the removal of redundant plastic pipework and services items on the rear facade and their replacement with traditionally detailed wrought iron downpipes and hoppers.

Drawing Nos: Design and Access Statement, Planning Statement, 134-PL1-SITE PLAN, 134-PL1-LOCATION PLAN, 134-PL1-EX00-00, 134-PL1-EX00-01, 134-PL1-EX01-00, 134-PL1-EX01-01, 134-PL1-EX02-01, 134-PL1-EX07-00, 134-PL1-EX07-01, 134-PL1-EX08-00, 134-PL1-EX08-01, 134-PL1-EX09-00, 134-PL1-EX09-01, 134-PL1-EX10-00, 134-PL1-EX10-01, 134-PL1-EX11-00, 134-PL1-EX11-01, 134-PL1-EX12-00, 134-PL1-EX12-01

134-PL1-GA12-01, 134-PL1-GA12-00, 134-PL1-GA11-01, 134-PL1-GA11-00, 134-PL1-GA10-01, 134-PL1-GA10-00, 134-PL1-GA09-01, 134-PL1-GA09-00, 134-PL1-GA08-01, 134-PL1-GA08-00, 134-PL1-GA07-01, 134-PL1-GA07-00, 134-PL1-GA02-01, 134-PL1-GA02-00, 134-PL1-GA01-01, 134-PL1-GA01-00, 134-PL1-GA00-01, 134-PL1-GA00-00

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 -

Design and Access Statement, Planning Statement, 134-PL1-SITE PLAN, 134-PL1-LOCATION PLAN, 134-PL1-EX00-00, 134-PL1-EX00-01, 134-PL1-EX01-00, 134-PL1-EX01-01, 134-PL1-EX02-01, 134-PL1-EX07-00, 134-PL1-EX07-01, 134-PL1-EX08-00, 134-PL1-EX08-01, 134-PL1-EX09-00, 134-PL1-EX09-01, 134-PL1-EX10-00, 134-PL1-EX10-01, 134-PL1-EX11-00, 134-PL1-EX11-01, 134-PL1-EX12-00, 134-PL1-EX12-01

134-PL1-GA12-01, 134-PL1-GA12-00, 134-PL1-GA11-01, 134-PL1-GA11-00, 134-PL1-GA10-01, 134-PL1-GA10-00, 134-PL1-GA09-01, 134-PL1-GA09-00, 134-PL1-GA08-01, 134-PL1-GA08-00, 134-PL1-GA07-01, 134-PL1-GA07-00, 134-PL1-GA02-01, 134-PL1-GA02-00, 134-PL1-GA01-01, 134-PL1-GA01-00, 134-PL1-GA00-01, 134-PL1-GA00-00

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.

- 4 The flat roof of the extension hereby approved shall at no time be used as a roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The rear extension hereby approved shall not be brought into use until the green roof has been installed in place as shown on the plans. The green roof shall thereafter be retained and maintained.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

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 Reasons for granting permission.

The proposed single storey rear extension is located on the ground floor of an existing 4 storey building with an additional basement level. The proposed works would provide an enlarged living space within the ground level covering the existing lightwell to the basement, the basement would be converted into a playroom. The proposed extension would extend a maximum depth of 4.5m, this would have a maximum height of 3.3m, with a sedum roof. The proposed extension would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing building.

The rear extension cannot be readily seen within the wider context of the South Hill Park conservation area. The proposed removal of the unoriginal tiles and replacement with Portland tile and replacement of the existing pipework to more traditional wrought iron would be considered acceptable within the conservation area. As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area.

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 proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

The planning history of the site have been taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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.

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



Daniel Pope  
Chief Planning Officer