

Application ref: 2023/4844/P
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Date: 12 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Dalcour Maclaren
4 Bredon Court
Brockridge Road
Twynning
Tewkesbury
GL20 6FF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**10 South Hill Park
London
NW3 2SB**

Proposal:

Variation of condition 2 (approved drawings) of planning permission 2023/2370/P dated 21/08/2023 for 'Installation of 1 no. gas riser to the front elevation at ground and first floor level', namely to alter point of entry of pipework.

Drawing Nos:

Cover Letter (prepared by Dalcour Maclaren, dated 13/11/2023);
23005439_PLN_EL_1.1_B.

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 For the purposes of this decision, condition no.2 of planning permission 2023/2370/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access, and Heritage Statement (dated June 2023);
23005439_PLN_LOC_2.1; 23005439_PLN_SI_3.1; 23005439_PLN_SI_4.1;
23005439_PLN_EL_1.1_B.

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

- 3 Pipework installed to the front façade at ground level shall be finished to match the entrance frontage in colour, while pipework installed to the first floor shall be painted black, and new fixings shall be made to mortar joints rather than brickwork.

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:

This minor material amendment application relates to changes to the point of entry of the pipework granted on 21/08/2023 (ref. 2023/2370/P).

The pipework granted by the previous application was shown in approved drawings to run through the window frame above the shop door. Following further investigation of the works required, it has become necessary for the pipework to enter the building through the wooden panelling above the shop door, rather than through the window panel as shown in the approved drawing. The proposed change would result in there being less visible pipework to the front elevation, and would not be considered to be unduly noticeable or have an impact on the material appearance of the building. The pipework would also be painted to match the façade at ground level, as conditioned by the previously granted permission. Although the design is slightly different to that approved, the detailed design still ensures that there is minimal impact on the host building, the view from the public realm, and the wider conservation area.

As with the previously approved application, the change would not be expected to result in any significant impact on the amenity of neighbouring occupiers.

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

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and

Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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-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', written in a cursive style.

Daniel Pope
Chief Planning Officer