

Application ref: 2024/5414/P
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Date: 10 January 2025

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

Twinning Design
330 West End Lane
London
NW6 1LN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14A South Hill Park Gardens
London
NW3 2TG

Proposal:

Installation of platform walkway from rear ground floor to provide access to rear garden; replacement of window with external door to ground floor rear elevation.

Drawing Nos: GA-SITE-00 rev A, GA-BLOCK-00 rev A, GA-EX-PL-01 rev A, GA-EX-PL-02 rev A, GA-EX-PL-03 rev A, GA-EX-PL-04 rev A, GA-EX-PL-05 rev A, GA-EX-PL-06 rev A, GA-EX-EL-01 rev A, GA-EX-EL-02 rev A, GA-EX-SEX-01 rev A, GA-PR-PL-01 rev A, GA-PR-PL-02 rev A, GA-PR-PL-03 rev A, GA-PR-PL-04 rev A, GA-PR-PL-05 rev A, GA-PR-PL-06 rev A, GA-PR-EL-01 rev A, GA-PR-EL-02 rev A, GA-PR-SEC-01 rev A, Design and Access Statement (prepared by Twinning Design, dated November 2024)

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:

GA-SITE-00 rev A, GA-BLOCK-00 rev A, GA-EX-PL-01 rev A, GA-EX-PL-02 rev A, GA-EX-PL-03 rev A, GA-EX-PL-04 rev A, GA-EX-PL-05 rev A, GA-EX-PL-06 rev A, GA-EX-EL-01 rev A, GA-EX-EL-02 rev A, GA-EX-SEX-01 rev A, GA-PR-PL-01 rev A, GA-PR-PL-02 rev A, GA-PR-PL-03 rev A, GA-PR-PL-04 rev A, GA-PR-PL-05 rev A, GA-PR-PL-06 rev A, GA-PR-EL-01 rev A, GA-PR-EL-02 rev A, GA-PR-SEC-01 rev A, Design and Access Statement (prepared by Twinning Design, dated November 2024)

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 The privacy screening located on the shared boundary wall and shown on the approved drawings shall be maintained and permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed works comprise installation of a platform walkway at rear ground floor level in order to provide level access to the rear garden. An existing rear elevation window opening will be converted to an external door to provide access.

The platform walkway will be constructed in timber and associated railings black painted metal; both considered appropriate materials for use on the historic building and within the wider Conservation Area. The new external door will be a double-glazed timber framed unit, which is similarly appropriate. Overall, the works are considered minor in scope and scale and will not materially impact the character or setting of the host building nor that of the wider South Hill Park Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park 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.

Potential amenity impacts resulting from introduction of the platform walkway along the shared boundary with no.14 South Hill Park will be mitigated by the retention of the existing boundary wall and timber screening, which will be secured by condition. Due to the scale and scope of the works, they are not likely to cause any adverse impacts on the amenity of any other adjoining or nearby residential occupier in terms of loss of light, outlook, or privacy.

No objections were received following statutory consultation. 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 A1, D1, and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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.
- 5 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer