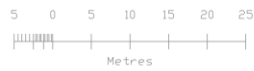
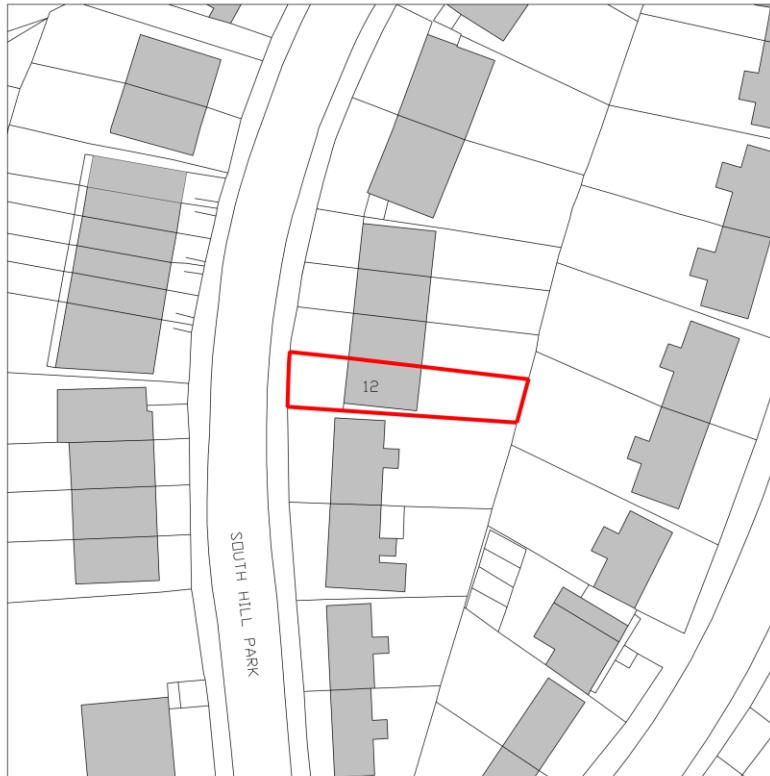


12 South Hill Park Gardens, NW3 2TG



| | | | | | | | |
|--|--|------------|--|---------------------------|--|-------------------------------------|--|
| FORMWORK ARCHITECTS LTD | | Revisions: | | Drawing Status: | | Project: 12 SOUTH HILL PARK GARDENS | |
| 47 St. John's Wood High Street London NW8 7NJ | | A | | Preliminary for Approval | | Title: SITE PLAN | |
| tel. 020 7722 7069 | | B | | Design Approved by Client | | Scale: 1:500 @ A3 | |
| www.formwork.uk.com | | C | | Planning Drawing | | Date: 13.11.13 | |
| Do not scale from this drawing | | D | | Tender Drawing | | Drawing Number: 445/L/00 | |
| Resolve discrepancies prior to construction. If in doubt ASK | | E | | Construction Drawing | | N | |
| This drawing is COPYRIGHT | | F | | | | | |



Photo 1- View of rear garden



Photo 2- Looking toward existing rear extension, window on right hand side to become door



Photo 3- Side wall where new window is proposed



Photo 4- Location of largest tree on neighbour's property, along southern property boundary

| | | | | |
|--|----------------------------|----------------------------------|-------------------------------------|-------------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 24/03/2014 |
| | | N/A | Consultation Expiry Date: | 27/02/2014 |
| Officer | | | Application Number(s) | |
| Tessa Craig | | | 2014/0434/P | |
| Application Address | | | Drawing Numbers | |
| 12 South Hill Park Gardens London NW3 2TG | | | See decision notice. | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Replacement of rear part width conservatory with full width, single storey extension, replacement of rear window with door and installation of glass balustrades at 1st floor level, installation of new side second floor window. | | | | |
| Recommendation(s): | | Grant Planning Permission | | |
| Application Type: | | Householder Application | | |

| | | | | | | |
|--|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 19 | No. of responses | 00 | No. of objections | 00 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | A site notice was erected on the 31 st of January 2014 and the proposal was advertised in the Ham & High on the 6 th February 2014. Nineteen neighbours were notified by post of the proposal. No response has been received. | | | | | |
| CAAC/Local groups* comments: *Please Specify | <p>South Hill Park CAAC- Object to loss of trees in rear garden and new ground floor extension proposed as it would be a reduction of open space and green corridors to the rear back of South Hill Park properties.</p> <p>Officer comment- The trees in the rear garden are located on the adjacent property, which is not part of the subject site. The entire rear open space is currently paved or cladded in decking except for a small garden bed at the very rear of the site. The proposal will level out the rear of the site and grass it over making the rear area more useable for the occupants and introducing vegetation.</p> | | | | | |

Site Description

The subject property is located in the inner crescent section on the east side of the loop of South Hill Park Gardens. The property comprises one of four terraced properties, with four storeys' that were granted planning permission in 1998. The four properties feature various rear garden arrangements with rear extensions, decked areas and glass balustrades. The application property is the end terrace dwelling on the right hand side of the road frontage in the group of four.

Permitted development rights were withdrawn from the property by condition. The property is located within the South Hill Park conservation area.

The property is not listed but lies within Sub Area Two of the South Hill Park Conservation Area.

Relevant History

2013/7548/PRE- (Pre-planning advice) Removal of the existing rear conservatory and the erection of a new, lower, full width extension in its place. It is also intended to provide a platform access over the top of the proposed extension out onto the rear garden. Applicant invited to submit planning application.

2010/6569/P- Erection of a full width extension at lower ground floor level and installation of door at rear ground floor level to existing dwelling (Class C3). Granted- 15/02/2011.

2007/5286/P- Installation of new velux roof window to front roof slope. Granted- 12/12/2007.

2007/4043/P- Erection of a lower ground extension at rear to provide a ground floor external walkway to rear garden with 1 metre high privacy screen on existing south boundary wall to single family dwelling. Granted- 06/11/2007.

19630- The change of use into two dwelling houses including the erection of a two storey extension at the rear. Refused, 31/01/1975.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

South Hill Park Conservation Area Statement

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a full width rear extension at lower ground level, following the removal of the existing part width, rear conservatory, and infill of the sunken patio area at lower ground floor level, the creation of platform access over the top of the proposed extension out onto the rear garden through a window at first floor which is to be converted into a door.

1.2 The rear garden area will be levelled out and grassed over. Access to the rear garden at the side of the house will remain, with new steps to access the area. Stairs at the rear of the extension will be constructed to create access to the garden from the extension at lower ground level. A glass balustrade will be installed on either side of the stair access for safety. The rear window to be converted to a door will provide access across the top of the extension to the rear garden.

1.3 The proposed extension is to be 6m wide at the widest point, 6m deep and 2.3m high, but sits below ground level in the existing sunken patio area. The extension is approximately 36m² and will include three roof lights at ground level. An additional window in the side elevation of the main dwelling, matching the existing window style is also proposed.

2.0 Assessment

Design/Impact on Conservation Area

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2 The erection of an extension in this location is considered to be acceptable. The extension will effectively be below ground level and will not impact on the appearance of the building or the uniformity of the wider terrace. The rear elevations are not visible from the public realm and there will be no impact on the character or appearance of the South Hill Park conservation area. It should be noted that no basement excavation is proposed as the extension infills an existing sunken patio area.

2.3 Access to the rear garden is currently via stepped access from the conservatory extension at lower ground floor level. The proposed extension will include steps to the rear garden from below ground level and an additional access from the main dwelling. This proposal seeks to replace the full-height glazed window in the rear elevation of the house with a French door and to utilise the roof of the new extension to provide direct access from upper ground floor level to the garden space. Additionally a window in the side elevation is proposed, to be made of materials which match the existing dwelling. Both the new window and door will match the materials of the windows and doors in the main dwelling.

2.4 The proposal is considered sympathetic to the surrounding properties and the main building. The extension will be non-intrusive in the rear garden and given the rear of the property is almost entirely covered by decking and pavement, the extension does not impact on garden space. In effect, levelling out the rear garden and grassing it over will make the space more useable and greener than the existing layout. A condition will be imposed to request landscape details for approval prior to the development commencing. There are no concerns in terms of design or impact on the conservation area.

Amenity

2.5 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

2.6 The proposal is not considered to result in any loss of privacy, daylight or sunlight, overlooking or outlook impact. The proposed window to the side elevation faces towards a blank brick wall of the neighbouring property (with no windows). The lower ground floor infill will not overlook any neighbours properties and nor would it impact on sunlight or daylight due

to the location below the natural ground level. There are no concerns in terms of amenity.

3.0 Recommendation

3.1 The proposed works are considered acceptable in design and amenity terms and to be consistent with the policies and guidance identified above. It is therefore recommended planning permission be granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 24th March 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Formwork Architects Ltd
47 St. Johns Wood High Street
London
NW8 7NJApplication Ref: **2014/0434/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **4546**

19 March 2014

Dear Sir/Madam

DRAFT
DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Householder Application Granted**Address:
12 South Hill Park Gardens
London
NW3 2TG**DECISION**

Proposal:

Replacement of rear conservatory with full width, single storey extension, replacement of rear window with door and installation of glass balustrade at 1st floor level, installation of new side second floor window.

Drawing Nos: Design and Access Statement, 445/L/05 Rev A, 445/L/06 Rev A, 445/L/007 Rev A, 445/L/08 Rev and 445/L/09.

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

Conditions and Reasons:

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Design and Access Statement, 445/L/05 Rev A, 445/L/06 Rev A, 445/L/007 Rev A, 445/L/08 Rev and 445/L/09.

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

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 , CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the

London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)