

25 Savile Row  
London  
W1S 2ES

T: 020 7851 4010  
F: 020 7851 4020

[www.turleyassociates.co.uk](http://www.turleyassociates.co.uk)

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## Delivered via Planning Portal

Planning Services  
Camden Town Hall,  
Argyle Street,  
London WC1H 8EQ

Our ref: BENL2002/HR  
Your ref: -  
E: [hrodger@turleyassociates.co.uk](mailto:hrodger@turleyassociates.co.uk)

Dear Sirs

### **TOWN AND COUNTY PLANNING ACT AS AMENDED (1990) 38 SOUTH HILL PARK, NW3**

We have been instructed on behalf of our client David Ponte to submit an application at the above site for a rear ground floor extension. Therefore this application proposes the following description of development:

*Erection of a rear full width, single storey ground floor extension*

This application comprises the following documents:

- Application form, signed and completed
- Site Location Plan
- Design and Access Statement
- Existing Plans and Elevation, drawing reference: 12018/00/100
- Approved Plans and Elevation, drawing reference: 12018/00/100 rev A
- Proposed Plans and Elevation, drawing reference: 12018/10/102
- Existing and Proposed Section, drawings reference 12018/10/103
- Photographs

## **Background**

The property is an unlisted building forming part of a short terrace (nos. 36-42) in the South Hill Park Conservation Area. It is considered to also share characteristics with nos. 44-46. The property backs onto Hampstead Ponds and its rear elevation is visible from various pond side views; however the views are obstructed by dense trees and vegetation. The property is designated as making a positive contribution to the conservation area. The terrace in which the site forms part of comprises a wide

variety of elevational treatments to the original facades, including extensions at lower ground floor level and 5<sup>th</sup> floor levels, with many alrege windows evident in rear elevations

On 9<sup>th</sup> March 2010 Camden Council refused planning permission (2009/5864/P) for a single storey full-width rear extension (characterised by considerable glazing) at upper ground floor level at 38 South Hill Park. Reasons for this refusal related to the considerable levels of glazing, loss of the bay window and loss of rhythm to the group of buildings in which the site forms part of.

A Certificate of Lawfulness was approved by the Council on 31<sup>st</sup> July 2012 for the replacement of the rear ground floor bay window with a picture window reducing the height of the original window and joining it to the existing glazed door to the left hand side (2012/2822/P).

### **The Proposed Development**

Further to the approval of the Certificate of Lawfulness to replace the bay window along the rear elevation, it is proposed to extend the ground floor area on to the existing rear terrace of the dwelling. The existing metal railing of the terrace is to be removed and replaced with a glass balustrade on the wall. This extended accommodation space will incorporate additional living space on the ground floor level, allowing a significantly enhanced internal layout, optimizing the potential of the property.

### **Relevant Planning Policy**

The Local Development Framework (LDF) replaced Camden's Unitary Development Plan (UDP) in November 2010. Policy CS14 of the Core Strategy promotes high quality places and conserving heritage, requiring the highest standard of design and the preservation of Camden's Conservation Areas.

Policy DP24 within Development Policies also requires alterations to existing buildings to be of the highest design considering the character, setting, context, form and scale of neighbouring buildings as well as the existing building and the quality of materials to be used in the development. Policy DP25 relates to Conservation Areas, and encourages applications to preserve and enhance the character and appearance of conservation areas. Policy DP26 relates to the impact of development on neighbours, with planning permission being granting for development that does not cause harm to amenity. This takes into account overlooking and daylight and sunlight.

Policies SHP 18 – 21 within The South Hill Park Estate Conservation Area relate to rear extensions. Within these policies, it is stated extensions should be as unobtrusive as possible, and not affect the character of the building, and not be more than one storey in height. Extensions should also be in harmony with the original form and character of the house. It is stated rear extensions will not be acceptable where they would spoil a uniformed rear elevation of an unspoilt terrace.

### **Principle of Development**

The proposed extension will relate to the lower ground glazed doors, and the setting back of the proposed ground floor extension from the rear line of the lower ground floor will preserve the terraced nature of the extension, ensuring it does not dominate the mass of the existing building.

The rear elevations of the properties in this group, backing onto Hampstead Heath, of which this dwelling forms a part of, are characterised by large glazed openings a variety of rear extensions and alterations. The extension will be one storey, and also set back from the lower ground floor rear wall, allowing the proposal to be unobtrusive on the character of the building. Therefore, it is considered this proposal is of a similar nature to several properties within the surrounding area, complying with policies within the Conservation Area Statement.

Within the Officer's Report for the previous application (09.03.10), it was noted that the proposal was satisfactory in terms of neighbour amenity. Therefore it is considered this proposal is also compliant with such policy as it does not increase in height or bulk from that of the previous application. In terms of the current application the appearance of the rear elevation would be the same as that which has been certified as implementable under permitted development regulations.

### **Conclusions**

It is considered the proposal is compliant with the relevant planning policies, and preserves the Conservation Area. The extension is of a similar nature to those at surrounding properties, and does not harm the host dwelling or row of terraces of which it forms a part.

We look forward to receiving confirmation that the application has been validated. However, should you require any further information, please do not hesitate to contact Helen Rodger at these offices.

Yours faithfully



**Turley Associates**