

Mr Bruno Silvestre  
Buschow Henley  
21 Perseverance Works  
38 Kingsland Road  
LONDON  
E2 8DD

Application Ref: **2008/5576/P**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

17 March 2009

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

#### **Full Planning Permission Granted**

Address:

**71 South Hill Park**

**London**

**NW3 2SS**

Proposal:

Erection of a ground floor side extension and first floor side and rear extension above existing ground floor extension, creation of a roof terrace on the second floor roof, alterations at rear roof level and basement excavation to create a new storey with front lightwell, in order to create additional accommodation at the dwelling house (Class C3).

Drawing Nos: Site Location Plan; 0811 PL 001 Rev A; 0811 PL 002 Rev A; 0811 PL 003; 0811 PL 004; 0811 PL 005 Rev A; 0811 PL 006; 0811 PL 007 Rev A; 0811 PL 008; 0811 PL 009; 0811 PL 011 Rev A; 0811 PL 012 Rev A; 0811 PL 013 Rev A; 0811 PL 014 Rev A; 0811 PL 015 Rev A; 0811 PL 016 Rev B; 0811 PL 017 Rev A; 0811 PL 020 Rev A; 0811 PL 021 Rev A; 0811 PL 022 Rev A; 0811 PL 023.

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 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 S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The flat roof area of the single storey ground floor rear side extension hereby approved shall not be used as a roof terrace, and any access out onto this area shall be for maintenance of the roof only and for no other purpose.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Only the flat roof area of the single storey first floor rear extension shown on the approved plans hereby approved shall be used as a roof terrace; the remaining flat roof area of the single storey first floor extension hereby approved shall not be used as a roof terrace and any access out onto this area shall be for maintenance of the roof only and for no other purpose.

Reason: In order to prevent unreasonable overlooking of the neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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.
- 3 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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.

4 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1/ S2, SD6, B1, B3 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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