

Ms Catherine Lee
Catherine Lee Architecture & Interiors
112 South Hill Park
London
NW3 2SN

Application Ref: **2013/5372/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

9 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
15 South Hill Park
London
NW3 2ST

Proposal:

Conversion from 3x flats (2 x 1 bedroom and 1 x 3 bedroom) into 2x flats (1 x studio and 1 x 4 bedroom), erection of 2 storey rear extension at lower ground and ground floor level with associated excavation works to front and rear garden and roof level alterations.

Drawing Nos: 15SHP/B103 Existing Lower Ground Floor Plan 19-Aug-2013; 15SHP/B104 Existing Ground Floor Plan 19-Aug-2013; 15SHP/B105 Existing First Floor Plan 26-Jul-2013;

15SHP/B106 Existing Second Floor Plan 26-Jul-2013; 15SHP/B107 Existing Roof Plan 26-Jul-2013; 15SHP/B201 Existing Front Elevation 7-Nov-2013; 15SHP/B202 Existing Side Elevation 7-Nov-2013; 15SHP/B203 Existing Rear Elevation 19-Aug-2013; 15SHP/B301 Existing Section AA 26-Jul-2013; 15SHP/B302 Existing Section BB 7-Nov-2013; 15SHP/B303 Existing Section CC 5-Aug-2013; 15SHP/A100 Location Plan 26-Jul-2013; 15SHP/A101 Proposed Site Plan 22-Jan-2014; 15SHP/A103 Proposed Lower Ground Floor Plan 29-Nov-2013; 15SHP/A104 Proposed Ground Floor Plan 22-Jan-2014; 15SHP/A105 Proposed First Floor Plan 10-Jan-2014; 15SHP/A106 Proposed Second Floor Plan 29-Nov-2013; 15SHP/A107 Proposed Roof Plan 10-Jan-2014; 15SHP/A201 Proposed Front Elevation 29-Nov-2013; 15SHP/A202 Proposed Side Elevation 29-Nov-2013; 15SHP/A203 Proposed Rear Elevation 22-Jan-2014; 15SHP/A204 Garden Shed



Front Elevations 29-Nov-2013; 15SHP/A301 Proposed Section AA 29-Nov-2013; 15SHP/A302 Proposed Section BB 22-Jan-2014; 15SHP/A303 Proposed Section CC 05-Aug-2013; Basement Impact Assessment, prepared by Create Consulting Engineers Limited (ref: GS/MP/P13?558/01), dated August 2013 [Significantly revised June 2014] , Arboricultural Tree Report BS5837:2012 (ref: PA.S781), prepared by Andrew Phelps - Professional Member of the 'Consulting Arborist Society', dated 8th August 2013.

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 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 [15SHP/B103 Existing Lower Ground Floor Plan 19-Aug-2013; 15SHP/B104 Existing Ground Floor Plan 19-Aug-2013; 15SHP/B105 Existing First Floor Plan 26-Jul-2013; 15SHP/B106 Existing Second Floor Plan 26-Jul-2013; 15SHP/B107 Existing Roof Plan 26-Jul-2013; 15SHP/B201 Existing Front Elevation 7-Nov-2013; 15SHP/B202 Existing Side Elevation 7-Nov-2013; 15SHP/B203 Existing Rear Elevation 19-Aug-2013; 15SHP/B301 Existing Section AA 26-Jul-2013; 15SHP/B302 Existing Section BB 7-Nov-2013; 15SHP/B303 Existing Section CC 5-Aug-2013; 15SHP/A100 Location Plan 26-Jul-2013; 15SHP/A101 Proposed Site Plan 22-Jan-2014; 15SHP/A103 Proposed Lower Ground Floor Plan 29-Nov-2013; 15SHP/A104 Proposed Ground Floor Plan 22-Jan-2014; 15SHP/A105 Proposed First Floor Plan 10-Jan-2014; 15SHP/A106 Proposed Second Floor Plan 29-Nov-2013; 15SHP/A107 Proposed Roof Plan 10-Jan-2014; 15SHP/A201 Proposed Front Elevation 29-Nov-2013; 15SHP/A202 Proposed Side Elevation 29-Nov-2013; 15SHP/A203 Proposed Rear Elevation 22-Jan-2014; 15SHP/A204 Garden Shed Front Elevations 29-Nov-2013; 15SHP/A301 Proposed Section AA 29-Nov-2013; 15SHP/A302 Proposed Section BB 22-Jan-2014; 15SHP/A303 Proposed Section CC 05-Aug-2013; Basement Impact Assessment, prepared by Create Consulting Engineers Limited (ref: GS/MP/P13?558/01), dated August 2013 [Significantly

revised June 2014] , Arboricultural Tree Report BS5837:2012 (ref: PA.S781), prepared by Andrew Phelps - Professional Member of the 'Consulting Arborist Society', dated 8th August 2013.]

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 A whitebeam (*Sorbus aria*) shall be planted in the rear garden as a containerised heavy standard with a girth size of 12-14cms within the first planting season (November -March) following completion of the development. Evidence the tree has been planted in the form of photographs, will be submitted to and approved in writing by the local planning authority. A replacement tree shall be provided should the whitebeam (*Sorbus aria*) die within 5 years of planting.

The replacement shall be secured by way of condition, including a requirement that the trees be replaced should any die .

Reason: In order to comply with the provisions of Section 206 of the Town and Country Planning Act 1990 (as amended).

- 6 Before the development commences, details of secure and covered cycle storage area for 3 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 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.
- 3 This letter in no way prejudices the rights of the owner(s) of the tree(s) in question, to whom a copy of this letter has been sent, whose consent should be obtained prior to the implementation of any works.
- 4 You are advised that the structure hereby approved should be constructed in such a manner that it will not be susceptible to future damage by protected trees. The Council is unlikely to consider favourably any application to prune or fell protected trees because of their impact on the structure hereby approved. You are further advised that the Department for Communities and Local Government the Regions guidance "Tree Preservation Orders - A Guide to the Law and Good Practice" states that no compensation is payable to a person for loss or damage which was (i) reasonably foreseeable by that person, and (ii) attributable to that person's failure to take reasonable steps to avert the loss or damage or mitigate its extent
- 5 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 8 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of No.15 South Hill Park and shall not be used as a separate independent Class C3 dwelling.
- 9 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment