

Mr. Barnaby Gunning  
Barnaby Gunning Architects  
63 Loudoun Road  
London  
NW8 0DQ

Application Ref: **2014/6992/P**  
Please ask for: **Neil Luxton**  
Telephone: 020 7974 **6552**

13 March 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**90 South Hill Park**  
**London**  
**NW3 2SN**

Proposal:  
Replacement of side extension with new side extensions, erection of cycle store and alterations to create a new shower room on lower ground floor level.  
Drawing Nos: 280\_G\_010 B; 280\_G\_011-B; 280\_G\_012 B; 280\_G-110 C; 280\_G-111 B; 280\_G- 112 B

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 - 280\_G\_010 B; 280\_G\_011 B; 280\_012 B; 280\_G\_110 C; 280\_G\_111\_B; 280:G\_112 B; Design and Access Statement

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed storage building to shower room conversion with new internal door is acceptable in design terms as its siting would mean it would not be visible from the road and would have no bearing on the external appearance and streetscene. The new lower ground floor side extension incorporating a garden room is modest in scale and uses materials that are acceptable given the contemporary style of the host building and would not be visible from outside the site. The new cycle store is modest in scale, uses an acceptable material and although visible from the street would have an acceptable impact on the building, streetscene and conservation area.

In terms of neighbour amenity, the siting of the side extension means that it would sit alongside a side access serving the neighbour at no.92 beyond which is their side elevation which has no fenestration and so no issue would arise in terms of light, outlook and in terms of overlooking no windows are proposed that would overlook the neighbour. No other neighbour would be affected.

The cycle storage provides an acceptable form of storage for a sustainable form of transport.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Area Act 1990 as amended by the Enterprise and regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with Policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and DP17, DP24, DP25 & DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with policies 7.4, 7.6 & 7.8 of the London Plan 2011 and paragraphs 14, 17, 56-66 and

126-141 of the National Planning Policy Framework.

- 2 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).
- 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 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.
- 4 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



Ed Watson  
Director of Culture & Environment