

Ms Claire Hale
DBLO Associates
227a Stephendale Road
London
SW6 2PR

Application Ref: **2015/0249/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

8 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
77 Parliament Hill
London
NW3 2TH

Proposal:
Erection of a roof extension with associated refurbishment, replacement of windows at second level floor front facade with doors, inclusion of an additional window at southern (side) elevation.

Drawing Nos: 400-E-01-01, 400-E-01-02, 400-E-01-03, 400-E-01-04, 400-E-03-01A, 400-E-03-02A, 400-E-03-03, 400-P-01-02A, 400-P-01-03A, 400-P-01-04, 400-P-03-01A, 400-P-03-02A, 400-P-03-03A, Design & Access Statement (ref: 400/14)

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 policies 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 and document: 400-E-01-01, 400-E-01-02, 400-E-01-03, 400-E-01-04, 400-E-03-01A, 400-E-03-02A, 400-E-03-03, 400-P-01-02A, 400-P-01-03A, 400-P-01-04, 400-P-03-01A, 400-P-03-02A, 400-P-03-03A, Design & Access Statement (ref: 400/14)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The overall development is subordinate in scale and location to the host building, and respects the setting of the neighbouring buildings and the character and appearance of the South Hill Park Conservation Area.

The upper level rear extension will maintain a substantial setback from the terrace edge and a useable outdoor area, and will not create any significant impacts in terms of bulk and scale. The extension will use traditional materials (timber doors and windows and zinc roofing), which are complimentary to the host building and similar in appearance to the existing extension.

Ancillary terrace works (repair and reinstatement of dilapidated existing parapet and ironwork, inset clear glass balustrade and upgrade of existing roof light) are considered to positively contribute to the host building.

The proposal seeks to alter the front façade to cut out the southern window cill to create doors, and install a side window to the property. The change from windows to doors at the front elevation will not be visible from street, given the lower level of the window is obscured by the existing parapet wall of the Juliet balcony, and the doors will retain the existing proportions. The installation of a window to the side elevation will not be highly noticeable, or detrimental to the appearance of the building.

The proposal is not considered to harm the amenity of any adjoining occupiers. While the extension will make the host building more prominent, the reasonable

setback, existing height of the building and angle of views ensure that the extension is not highly visible from surrounding areas, including Hampstead Heath. In particular, the area of the extension abuts the chimney stack of the neighbouring property, and therefore will not have any significant impact on adjoining windows. The window to be introduced at the side of the property does not align with the windows of the adjacent property, therefore would not provide direct views.

No objections have been received following statutory notification (including the consultation of 10 neighbours). The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park Conservation Area in accordance with s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011 ; and paragraphs 14, 17, and 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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment