

Mr Patrick Williams
Berdoulat Architectural Design
5 Pierrepont
Bath
Somerset
BA1 1JX

Application Ref: **2015/1879/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

27 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
56 South Hill Park
London
NW3 2SJ

Proposal:
Erection of single storey lower ground floor rear extension to replace existing.
Drawing Nos: Site Location Plan; Site Plan; Plan as Existing; Plan as Proposed Rev B;
Section AA as Proposed Rev E; Rear Elevation as Proposed Rev C; Section BB as
Proposed; Section AA as Existing; Rear Elevation as Existing; Design and Access
Statement

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: Site Location Plan; Site Plan; Plan as Existing; Plan as Proposed Rev B; Section AA as Proposed Rev E; Rear Elevation as Proposed Rev C; Section BB as Proposed; Section AA as Existing; Rear Elevation as Existing; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

At a height of 3.6m and depth of 3.5m, the proposed full width single storey rear extension is considered subordinate to the host building in terms of its scale and location, and would retain a reasonable amount of garden space. Though deeper than the existing extension by 1.5m, it is no higher, and so would contribute little additional bulk to its setting. As the proposed extension is located at lower ground floor level, and would be single storey in form, it would benefit from the screening effect of trees along Hampstead Ponds and so not interrupt views of the rear elevations along South Hill Park from the ponds, nor be visible from the public realm elsewhere. The simple fenestration proposed to the rear extension, which comprises four flush rooflights, and a fully glazed wall of five paned bi-folding doors with slender frames and contemporary detailing, complements the host building, and affords the extension a lightweight appearance, which respects its setting. The proposed re-instatement of balcony railings with new elements to match the existing is also sympathetic to the character and setting of the host building. Likewise, the choice of London stock brick, which matches the original materials of the building, is in keeping with the character and appearance of the host building and serves to preserve and enhance its setting within the South Hill Park conservation area.

As the proposed extension would be located at lower ground floor level, and its accompanying roof terrace retained in its existing position, proposals would have no greater impact on the amenities enjoyed by the occupiers of the neighbouring properties in terms of loss of light, overshadowing, outlook or overlooking than the existing arrangement.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this

decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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; 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 Noise and Licensing Enforcement Team, 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment