

Ms Katinka Cousins  
Katinka Cousins Architect  
47 Grasmere Road  
London  
N10 2DH

Application Ref: **2016/4334/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

14 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**10 South Hill Park Gardens**  
**London**  
**NW3 2TG**

Proposal:  
Conversion of existing lower ground and upper ground floor flats into one flat, together with external alterations to window door openings to the rear.  
Drawing Nos: 001G, 002F, 003F, 004F, 005F, 006F, P010G, 011F, 016F, 017H, 018F, 019F, 020F, 022F

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 if in CA 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 001G, 002F, 003F, 004F, 005F, 006F, P010G, 011F, 016F, 017H, 018F, 019F, 020F, 022F

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed development is the conversion of existing lower ground and upper ground floor flats into one flat, together with external alterations to window door openings to the rear.

The conversion of the existing flats would only involve a net loss of 1 unit and would comply with policies CS6 and DP2. The principle of the conversion is therefore acceptable.

The development would provide good quality housing with adequate internal living space and internal layout in accordance with CPG 2, The London Plan Housing SPG and the National Technical Housing Standards.

The site has no existing off street car parking and no additional parking would be provided as a part of the development which is acceptable in accordance with policy DP18.

The external alterations to the windows and doors would include the replacement of a door and window to the side elevation of the rear outrigger with a vertical section of glazing, the removal of the existing external stairs to the rear, the replacement of 2 small windows on the rear elevation of the rear outrigger with French doors and the replacement of a window with a glazed door on the main rear elevation. These alterations would all be sympathetic to the character of the building and conservation area in accordance with policies CS14, DP24 & DP25.

The development would not result in a material amenity impact on neighbouring properties because no extensions are proposed and the new windows would not result in overlooking, all in accordance with policy DP26.

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 Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site and the comments received on this application have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6, CS11, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP16, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016, The London Plan Housing SPG, the National Planning Policy Framework and the National Technical Housing Standards.

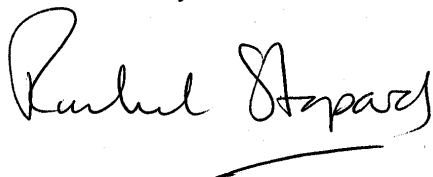
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Executive Director Supporting Communities

