

Mr Oliver Morgan
Oliver Morgan
8 Chelsea Wharf
15 Lots Road
London
SW10 0QJ

Application Ref: **2016/4686/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

17 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 South Hill Park
London
NW3 2ST

Proposal:
Single storey extension to the side of the existing dwelling house at raised ground floor level (Class C3).

Drawing Nos: 1SHP/579/P000; 1SHP/579/P001; 1SHP/579/P002; 1SHP/579/P003;
1SHP/579/P004; 1SHP/579/P005; 1SHP/579/P006; 1SHP/579/P007; 1SHP/579/P008;
1SHP/579/P100; 1SHP/579/P101; 1SHP/579/P102; 1SHP/579/P103; 1SHP/579/P104;
1SHP/579/P105; 1SHP/579/P106; 1SHP/579/P107; 1SHP/579/P108.

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 1SHP/579/P000; 1SHP/579/P001; 1SHP/579/P002; 1SHP/579/P003; 1SHP/579/P004; 1SHP/579/P005; 1SHP/579/P006; 1SHP/579/P007; 1SHP/579/P008; 1SHP/579/P100; 1SHP/579/P101; 1SHP/579/P102; 1SHP/579/P103; 1SHP/579/P104; 1SHP/579/P105; 1SHP/579/P106; 1SHP/579/P107; 1SHP/579/P108.

Reason:

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

- 4 The side extension hereby approved shall only be used for purposes incidental to the residential use of 1 South Hill Park shall not be used as a separate or independent use, including residential living accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reasons for granting permission.

The proposed side extension at raised ground floor level, would replace the existing smaller scale conservatory. The side extension would project further forward than the existing conservatory, although is offset from the front of the property as per GPG1. The addition will project approximately 3.4m to the side of the existing building line and would be a height of approximately 3m (lower than the height of the existing conservatory). It is viewed that a reasonable proportion of private amenity space would be retained at the first floor level to the rear. As such it is considered that the proposed side addition would be subordinate to the host building, which is a four storey end of terrace property.

The size, simple design and materials of this extension are sympathetic to the wider street scene and conservation area and are not considered to harm the

appearance of the host building or the surrounding area.

The proposed extension whilst positioned on the boundary with the adjoining properties to side; it is viewed that its size, location and height will not adversely harm the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. In addition the adjoining properties to the side all have considerable private amenity space that will not be adversely compromised by the height of the side extension.

No objections have been raised in relation to the works. The application site's planning history and relevant decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

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 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 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will

be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

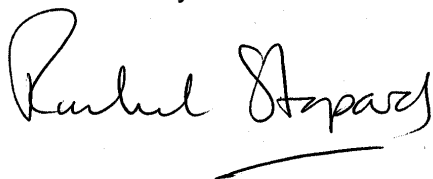
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Executive Director Supporting Communities