

Miss Hannah Green
gpad london ltd
Unit 1 9a Dallington Street
London
EC1M0BQ

Application Ref: **2016/4766/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

17 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 3-5
81 South Hill Park
London
NW3 2SS

Proposal:

Conversion from 3 flats (second floor and third floor levels) to 1x4bed self-contained flat; including alterations to dormers on rear roofslope.

Drawing Nos: Location plan- (539-PA.01); 539-PA.03; 539-PA.02; 539-PA.04; 539-PA.05; 539-PA.06; 539-PA.07; 539-PA.08; 539-PA.09; 539-PA.10; 539-PA.11; 539-PA.12; 539-PA.13; 539-PA.14; 539-PA.15; 539-PA.16; 539-PA.17; 539-PA.18; 539-PA.19; 539-PA.20; 539-PA.21; 539-PA.22; 539-PA.23;

Design and Access Statement, ref.PP-05438415.

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 [Location plan- (539-PA.01); 539-PA.03; 539-PA.02; 539-PA.04; 539-PA.05; 539-PA.06; 539-PA.07; 539-PA.08; 539-PA.09; 539-PA.10; 539-PA.11; 539-PA.12; 539-PA.13; 539-PA.14; 539-PA.15; 539-PA.16; 539-PA.17; 539-PA.18; 539-PA.19; 539-PA.20; 539-PA.21; 539-PA.22; 539-PA.23; Design and Access Statement, ref.PP-05438415.]

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

Informative(s):

- 1 Reasons for granting permission:

The proposal would result in the net loss of 2 residential studio units (29.4 and 33.9sqm) each, which is below the national minimum standards of 37sqm: and merge with the 2bed unit on 3rd floor level. Policies DP2 and CS6 seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. Although contrary to policy, in this instance, the proposal would allow sub-standard units to be enlarged to meet national residential space standards, which is considered to comply with these policies. The new unit (141.9sqm) is in excess of the NMS and is acceptable in size, layout and amenities; with access to roof terrace space. Site constraints (stairs and no lift or access to rear garden) prevents suitable cycle storage; and would considered overly onerous to insist that cycle parking be included with the design and Camden's parking standards for cycles would be waived in this instance. The unit will not result in any additional traffic generation as there is a reduction in numbers of units, therefore it will not need to be designated 'car-free'.

There are two inverted dormers as existing on the rear roofslope that sits close to the roof eaves and these are proposed to be replaced with traditional dormers of the same size and material (lead faced & timber framed) to match those on the front of the property and those on the rear of the adjacent property. Although the dormers in terms of their location would not comply with CPG1 guidelines, they mirror neighbouring dormers and overall their small scale and proportions, design

and materials would ensure that they do not harm the appearance of the host building or impact negatively on the character and appearance of the conservation area. Overall therefore, in this instance, the proposed alterations to the roof are considered acceptable.

Due to the proposed dormers sizes and location, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

Two written comments have been received prior to making this decision. The relevant planning history of the site 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 conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, 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; and the National Planning Policy Framework.

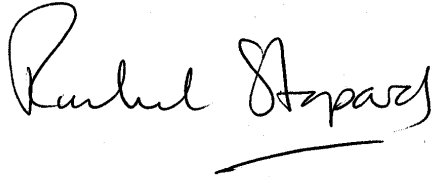
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities