

3

Mr Alex Bailey  
Stiff and Trevillion Architects  
16 Woodfield Road  
London  
W2 9BEApplication Ref: **2016/6143/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

24 January 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**Address:  
**52 South Hill Park**  
**London**  
**NW3 2SJ**

## Proposal:

Additions and alterations to include demolition of existing side extension and erection of side and rear extension at lower ground floor, to include a large rooflight; Rear roof terrace at ground floor level; Raising the roof height of rear closet wing and erection of replacement rear glazed lean-to at first floor level; Erection of mansard roof extension with associated rear terrace and 3 x rooflights to front roofslope; Replacement front boundary wall and erection of timber bin store and alterations to fenestration details.

Drawing Nos: 1\_001\_01; 1\_005\_01; 1\_005\_02; 1\_005\_03; 1\_005\_04; 1\_005\_05; 1\_005\_06; 1\_020\_01 Rev. A; 1\_020\_02 Rev. A; 1\_085\_01; 1\_085\_02; 1\_085\_03; 1\_090\_01; 2\_001\_01; 2\_005\_01 Rev. B; 2\_005\_02 Rev. B; 2\_005\_03 Rev. B; 2\_005\_04 Rev. B; 2\_005\_05 Rev. B; 2\_005\_06 Rev. B; 2\_085\_01 Rev. B; 2\_085\_02 Rev. B; 2\_085\_03 Rev. B; 2\_090\_01 Rev. B.

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 1\_001\_01; 1\_005\_01; 1\_005\_02; 1\_005\_03; 1\_005\_04; 1\_005\_05; 1\_005\_06; 1\_020\_01 Rev. A; 1\_020\_02 Rev. A; 1\_085\_01; 1\_085\_02; 1\_085\_03; 1\_090\_01; 2\_001\_01; 2\_005\_01 Rev. B; 2\_005\_02 Rev. B; 2\_005\_03 Rev. B; 2\_005\_04 Rev. B; 2\_005\_05 Rev. B; 2\_005\_06 Rev. B; 2\_085\_01 Rev. B; 2\_085\_02 Rev. B; 2\_085\_03 Rev. B; 2\_090\_01 Rev. B.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including plan, elevation (at 1:50) and section drawings (at 1:10) of the front boundary wall and railings here by approved including external gates.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

#### Informative(s):

- 1 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).

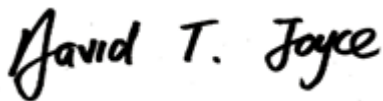
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce  
Executive Director Supporting Communities