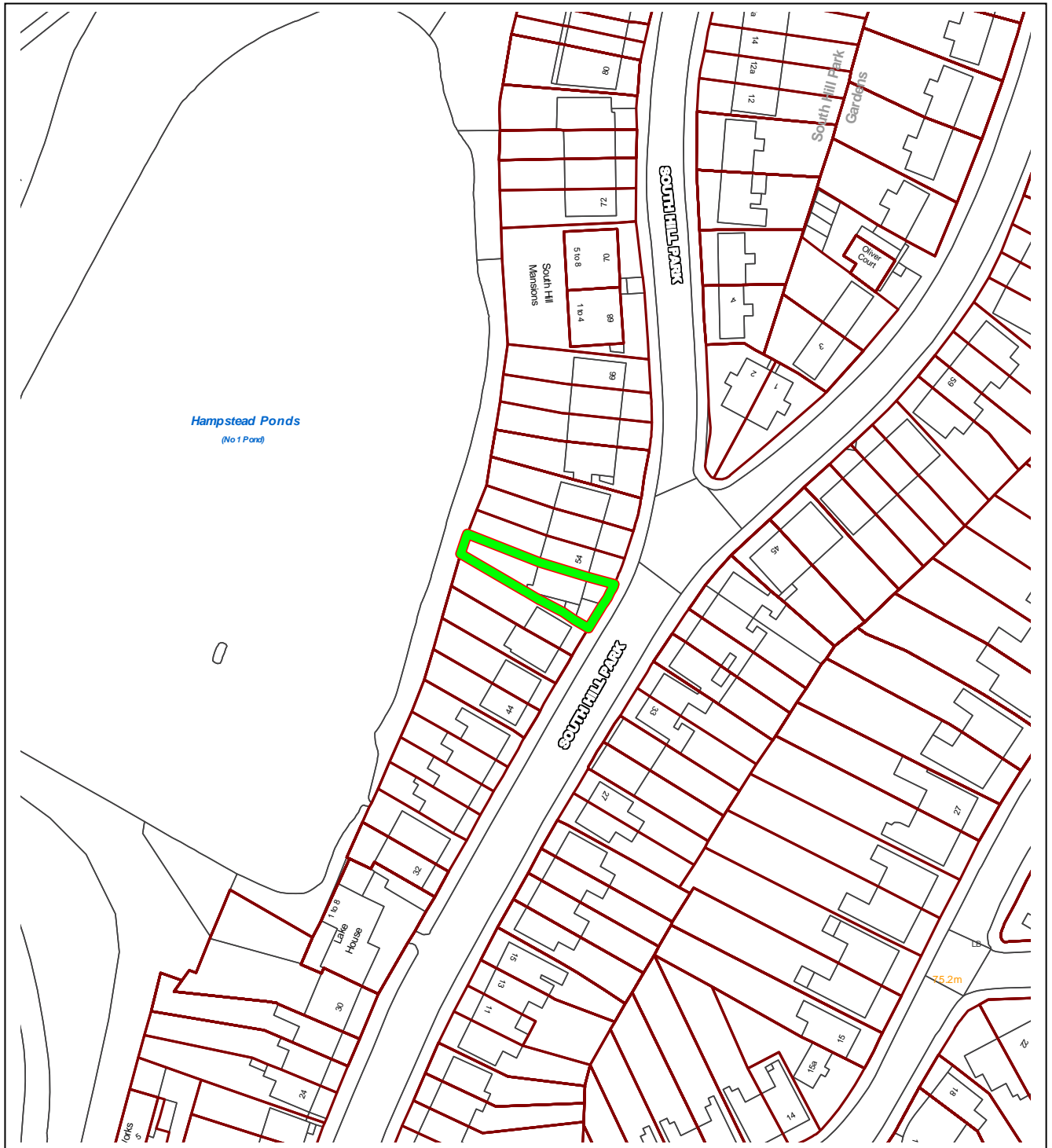


52 South Hill Park, London, NW3 2SJ



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Photo 1 (above): Front elevation of 52 South Hill Park



Photo 2 (above): View of group of 4 houses of which 52 South Hill Park forms a part



Photo 3 (above): View of existing roof extensions to Nos. 54 and 56 South Hill Park



Photo 4 (above): Front elevations of Nos. 48 and 50 South Hill Park and side and front elevation of No. 52 South Hill Park



Photo 5 (above): Gap between Nos. 50 and 52 South Hill Park



Photo 6 (above): Rear elevation of 52 South Hill Park



Photo 7 (above): Rear elevation of ground, first and second floors of 52 South Hill Park



Photo 8 (above): Rear elevation of lower ground and ground floors of 52 South Hill Grove



Photo 9 (above): Boundary of site with No. 50 South Hill Park



Photo 10 (above): Boundary of site with No. 54 South Hill Park



Photo 11 (above): Rear elevations of Nos. 58- 52 (cons.) South Hill Park



Photo 12 (above): View of from ground floor level looking north towards No. 54 South Hill Park



Photo 13 (above): View of from ground floor level looking south towards No. 50 South Hill Park



Photo 14 (above): View of existing side store and workshop from front of site



Photo 15 (above): Close-up view of rear elevations of Nos. 58-52 (cons.) and Nos. 50 and 48 South Hill Park from Hampstead Heath



Photo 16 (above): View of rear elevations of properties along the western side of South Hill Park, including 52 South Hill Park at the end of the group to the left

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/01/2017
		N/A / attached		Consultation Expiry Date:	12/01/2017
Officer			Application Number(s)		
Charlotte Meynell			2016/6143/P		
Application Address			Drawing Numbers		
52 South Hill Park London NW3 2SJ			See draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
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.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p><u>A site notice was displayed on 15/12/2016 and expired on 05/01/2017.</u> <u>A press notice was advertised on 22/12/2016 and expired on 12/01/2017.</u></p> <p>Residents of Flat 1, 37 South Hill Park, 37 and 39 South Hill Park have objected:</p> <ul style="list-style-type: none">• Object to the roof extension as the addition of an extra storey will be damaging to both the front and back of the house and character of the road and will not enhance or improve the conservation area. Although it may have been done in the past in the street, this should not mean that it is acceptable today as it is destructive. <i>(see paragraph 3.3-3.6 of the report);</i>• The proposed roof extension will harm the light and specifically block light into the houses opposite. <i>(see paragraph 4.2 of the report);</i>• The proposed roof extension is too high and matches the roof extensions at Nos. 54 and 56 South Hill Park which were built higher than their planning consent allowed and are obstructive, disproportionate and out of character with the conservation area. The mansard roof should be built lower and sloping back so that it is hardly visible from the street, as per the roof extensions at Nos. 64, 66, 41 and 43 South Hill Park. <i>(see paragraph 3.3-3.6 of the report);</i>• Proposed side extensions will block view of the Heath through gap between Nos. 50 and 50 South Hill Park. <i>(see paragraphs 3.8 and 3.10 of the report);</i>• Camden Planning has no interest in protecting the conservation area – the house already has four floors and so should the number of people planning to live there not be a consideration? <i>(see paragraph 3.2 of the report. This is a householder application for works to a single family dwellinghouse and so it would be occupied by a single family).</i>			
The Heath and Hampstead Society comments:	<p>The Heath and Hampstead Society has objected:</p> <ul style="list-style-type: none">• Oppose roof extension as it breaks the skyline of the building, and this together with the proposed terrace at roof level, would be destructive to the architecture of the house and harmful to the character of the conservation area <i>(see paragraph 3.3-3.6 of the report);</i>• The argument that other houses in South Hill Park display similar features and that precedents have been set is not acceptable and no reason to accept further degradation. It is a damaging proposal to which they make great objection <i>(see paragraph 3.3-3.6 of the report).</i>			

Site Description

The subject site is a three storey end of terrace dwellinghouse, with lower ground floor level on the western side of South Hill Park. It forms one of a group of four properties that back onto No. 1 pond in Hampstead Heath. Whilst the building is not listed, it is situated within the South Hill Park Conservation Area and is identified as a building that makes a positive contribution to the character and appearance of the conservation area. Nos. 32-90 South Hill Park are also covered by an Article 4 Direction which withdraws permitted development rights in respect of Class 1 (Development within the curtilage of a dwellinghouse).

Relevant History

52 South Hill Park

TP3098 – Rebuilding of the flank wall of 52, South Hill Park, N.W.3. with new entrances to the ground and upper floors in it. **Granted 09/08/1960**

54 South Hill Park

PWX0103623 – Minor alterations to rear elevation at basement, ground, and 1st floor levels, and roof terrace at rear ground floor level. As shown on drawing no(s) S/TP, S/E. **Granted 18/09/2001**

56 South Hill Park

2007/1272/P – Retention of single-storey rear basement level extension with roof terrace above at rear of dwellinghouse. **Granted 09/10/2007**

2015/1879/P – Erection of single storey lower ground floor rear extension to replace existing. **Granted 27/05/2015**

66 South Hill Park

2013/6038/P – Excavation of new basement storey, remodelling of rear extension including erection of single storey rear extension and raising height of three storey element, two storey side extension, mansard roof extension and terrace at rear, part excavation of front garden to accommodate new bike store and utility room, and alterations to fenestration at rear elevation of dwelling (Class C3). **Granted 17/02/2014**

65 South Hill Park

2015/0129/P – Erection of ground floor rear extension, mansard roof extension and associated alterations. **Granted 11/03/2015**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

South Hill Park Estate Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of a mansard roof extension, including 3 x front rooflights and the creation of a rear roof terrace. The extension would be full width (6.2m), with a height of 3.3m, and would have a depth of 8.3m falling to 6m at its highest point.
- Erection of a single storey rear and side extension with rear roof terrace at lower ground floor level. The extension would be flat roofed with a maximum height of 3.3m to the rear and 3.0m to the front, and would be set back 2.0m from the front elevation. It would extend 12.6m along the side boundary with No. 50 South Hill Park, and would protrude 3.8m from the rear elevation along this boundary, and 2.5m from the rear elevation along the boundary with No. 54 South Hill Park. Due to the angled nature of the plot, the extension would have a width of 2.8m to the front and 6.3m to the rear, with a width of 6.8m to its widest point in line with the rear elevation of the property.
- Erection of a single storey side extension at ground floor level, which would be set back 2.9m from the front elevation, with a width of 0.7m, a depth of 3.1m, and a height of 2.2m to a flat roof.
- Raise roof height of existing rear closet wing, and replacement of glazing to rear lean-to at first floor level. The roof height of the rear closet wing would be raised by 2.0m-2.3m to a flat roof which would align with the height of the glazed lean-to.
- Erection of timber clad front bin store with a width of 2.4m, depth of 0.9m and height of 1.2m adjacent to boundary with No. 50 South Hill Park.
- Erection of replacement front boundary wall with front metal gate and railings, with a height of 0.9m to the boundary with No. 54 South Hill Park, and a height of 1.3m to the boundary with No. 50 South Hill Park due to sloping nature of street.
- Alterations to rear fenestration, replacement of lower ground floor side window with a door, and replacement of front window joinery.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design

3.1 The building is part of a terrace of four properties (Nos. 52-58 South Hill Park). The houses are three storeys high with a lower ground floor level, originally all constructed with butterfly roofs, and characteristic in form and detailed design of 19th century buildings in the South Hill Park Conservation Area.

3.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

Roof extension

3.3 It is proposed to erect a mansard style roof extension hung in slate, of a similar design to the roof extensions to neighbouring properties Nos. 54 and 56 South Hill Park. The front slope would start at the bottom of the parapet and rise at an angle of 70°, and three conservation style roof lights would be incorporated into the front roofscape. This is similar to the front roofscape of neighbouring roof extensions and the front roof lights are considered appropriate in terms of scale and positioning in relation to the arrangement of the

windows below. Although the lower roofslope would not be separated from the parapet wall as recommended in CPG1 (Design) guidance, the angle of the roofscape is within the recommended limits and the angle would allow the ridge to be set back 1.5m from the front, thereby limiting the visibility of the roof extension in direct views. Furthermore, the proposed height of the extension and angle of the roof slope would be similar to the height and slope of the other two roof extensions in the group, and as the building is on a slight corner at the end of the group, in this instance a higher roof extension is considered acceptable to retain the character of the group.

3.4 At the rear, the roofslope would have an angle of 64° and terminate just below the rear parapet. The butterfly roof would be retained through the insertion of painted metal railings and an inset dormer would allow a small terrace to the rear.

3.5 This section of South Hill Park backs onto Hampstead Heath and the rear elevations are particularly prominent. Many of the properties have been altered across the upper floors including a variety of roof extensions. In the group of which this application forms a part, Nos. 54 and 56 have roof extensions. These extensions are identical mansard style extensions with three roof lights to the front and a full width dormer style extension with roof terrace to the rear, and both have lost the butterfly profile. The groups of three and four storey buildings on either side of the group also have roof extensions, which are full width dormer style and many also have terraces to the rear.

3.6 The conservation area statement states that dormers or velux style windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. The proposed extension would be similar to the mansard style roof extension of its immediate neighbour No. 54, and given the amount of alteration that has occurred to neighbouring buildings, whereby roof additions are now part of the character and appearance of the area, the proposed roof extension is considered to be appropriate in this instance.

Lower ground floor rear and side extension

3.7 It is proposed to demolish the existing single storey side workshop and store and rear projection at lower ground floor level and erect a wraparound rear and side extension which would be set back 2.0m from the front elevation and extend the full width of the site. The property is located on an angled corner plot with a substantial gap of 4.4m to the front and 1.9m to the rear between the flank walls of Nos. 50 and 52 South Hill Park. Both neighbouring properties benefit from single storey lower ground floor rear extensions of the same height as the proposal, and extensions of similar depths have previously been approved in the same group.

3.8 As the proposed extension would be single storey and located at lower ground floor level, it would not be visible from the street, and would benefit from the screening effect of trees along Hampstead Ponds. Therefore the proposal would not interrupt views of the rear elevations along South Hill Park from the ponds, nor be visible from the public realm elsewhere. Given the plot size and the scale of the building, the extension is considered subordinate to the host building in terms of size, scale, bulk and location and would not detract from the character of the host property or the South Hill Park Conservation Area. The proposal would retain a reasonable amount of garden space.

3.9 In terms of detailed design, the front and side elevations of the proposed extension would be constructed in London stock brick to match the host building, whilst the rear elevation would be constructed of contrasting black brick. The screening effect of the trees to the rear would ensure that the rear elevation would not be visible from the public realm and so the contemporary design to the rear is considered acceptable in this instance. The simple fenestration of four full height timber framed biofold glazed doors proposed to the rear, complements the building, and the formation of a rear roof terrace with simple painted metal railings is also considered appropriate as rear roof terraces at ground floor level with railings of similar heights are an established feature of properties along this side of South Hill Park.

Ground floor side extension and alterations

3.10 The proposed ground floor side extension would be set back 2.9m from the front elevation and would be modest in size, and is therefore considered to be subordinate to the host building in terms of form, scale and proportions. The existing gap between Nos. 50 and 52 South Hill Park is 4.4m in width from the front elevation, narrowing to 1.8m to the rear. This gap provides a view of the tops of trees in the rear gardens, and as the proposed side extension at ground floor level would only protrude 0.7m from the flank wall of the property, this view would be largely unaltered.

3.11 The proposed replacement of the lower ground floor side window with a door is considered appropriate in terms of design and proportions and would not be visible from the public realm.

First floor rear extensions and rear alterations

3.12 It is proposed to remodel the existing rear fenestration, and rear lean-to and closet wing at first floor level. The replacement glazing in the rear elevation of the existing first floor lean-to is considered appropriate as it would better match the glazing pattern and proportions of the rear windows.

3.13 It is also proposed to increase the height of the three storey closet wing by 2.0m-2.3m, and reconfigure the window arrangement to the rear. The increase in built form is considered to be a minor alteration given the narrow width of the three storey element and would not significantly alter the form of the rear elevation nor harm the overall proportions of the host property.

3.14 The changes to the fenestration would improve the appearance of the building and the proposed replacement of the existing timber framed front and rear windows with double glazed timber framed sash windows is considered acceptable with no visible change to their appearance.

Front extensions and alterations

3.15 The proposed replacement of the existing timber framed front and rear windows with double glazed timber framed sash windows is considered acceptable with no visible change to their appearance.

3.16 It is proposed to erect a timber clad bin store in the front garden area of the property adjacent to the stairs leading to lower ground floor level, and the side boundary wall with No. 50 South Hill Park. The bin store would not protrude forward of the front entrance steps and front bay window and would be mostly hidden from public view by the existing side boundary wall and proposed front boundary treatment.

3.17 The predominant front boundary treatment around South Hill Park is for low brick boundary walls with short brick piers and metal railings. The proposed design of the railings and replacement brick piers is considered to match the age and style of the building and replicate the design seen elsewhere in South Hill Park. In overall terms, the design of the front boundary treatment is considered acceptable and is considered to preserve and enhance the character and appearance of the South Hill Park Conservation Area. A pre-commencement condition would be attached to the consent which would require the submission and approval of detailed drawings or samples of materials as appropriate for the front boundary wall, railings and external gates before works begin, in order to ensure that the development would safeguard the appearance of the premises and the character of the immediate area.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council will 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.

4.2 The proposed roof extension is not considered to have any impact on adjoining occupiers. By virtue of the orientation of the site and location of the roof extension set back approximately 15m from the front elevation of the properties on the opposite side of South Hill Park, it is not considered that it would cause any adverse impacts on the amenity of these occupiers in terms of loss of light, privacy or sense of enclosure.

4.3 The proposed side and rear extensions are not considered to have any impact on the amenity of adjoining occupiers in terms of loss of daylight, sunlight, outlook or privacy. The ground floor side extension would face the flank wall of No. 50 South Hill Park and although windows are proposed along the side elevation of the lower ground floor extension boundary with No. 50, these would not impact on the privacy of the adjoining neighbour as they would be high level, obscure glazed and fixed shut. The erection of a privacy screen to the proposed rear roof terrace at ground floor level is not considered necessary in this instance as there would be mutual overlooking from both adjoining neighbours who already benefit from roof terraces at this level, and it would not result in views into neighbouring habitable rooms.

5.0 Conclusion

5.1 The proposed development is considered acceptable in terms of both design and impact in terms of

amenity. The development is deemed consistent with the objectives and policies identified above.

5.2 Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd January 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Alex Bailey
Stiff and Trevillion Architects
16 Woodfield Road
London
W2 9BE

Application Ref: **2016/6143/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

19 January 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**52 South Hill Park
London
NW3 2SJ**

DECISION

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):

Executive Director Supporting Communities



- 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

Executive Director Supporting Communities

DECISION