

Ms Natalie Benes  
Stiff + Trevillion Architects Ltd  
16 Woodfield Road  
London  
W9 2BE

Application Ref: **2017/2636/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

21 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

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

Proposal:

Variation of condition 3 (approved plans) of planning permission 2016/6143/P granted 24/01/2017 (for additions and alterations to include erection of side and rear extension at lower ground floor; 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), namely to replace lower ground and third floor rear timber framed glazing with metal framed Crittall style glazing.

Drawing Nos: Superseded Plans: 2 085 02 Rev. B.

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. C; 2 085 03 Rev. B; 2 090 01 Rev. B.

Additional: Supplementary Planning, Design and Heritage Statement (Prepared by Stiff and Trevillion).

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 the original planning permission ref 2016/6143/P dated 24/01/2017.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 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. C; 2 085 03 Rev. B; 2 090 01 Rev. B; Supplementary Planning, Design and Heritage Statement (Prepared by Stiff and Trevillion).

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 and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reasons for granting permission.

The application seeks permission to replace the approved timber framed rear glazing at lower ground and third floor levels with metal framed Crittall style glazing. The proposed Crittall style frames would be slimmer than the approved timber frames and would better relate to the width of the approved frames of the rear windows at upper ground, first and second floor levels. Although the development would be highly visible at third floor level as the rear elevation faces No. 1 Pond in Hampstead Heath, metal frames are not considered to be out of keeping with the surrounding area as there are a significant number of metal framed upper floor rear windows and doors to the neighbouring properties.

Glazing bars would be inserted into the lower ground floor windows and doors to separate them into three distinct sections, which would be similar in style to the design of the approved upper ground floor rear door. Overall, the proposed alterations are not considered to detract from the design character established within the parent application, and it is considered that the proposal would respect and preserve the design of the host building and the character and appearance of the South Hill Park Conservation Area.

It is not considered that the development would not cause any additional harm to the amenity of neighbouring residents in terms of a loss of daylight, sunlight, outlook or privacy.

No objections have been received prior to making this decision. The site's planning history 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 Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016, and 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 Noise and Licensing Enforcement Team, 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 Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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  
Director of Regeneration and Planning