

Mrs Sanya Polescuk  
Sanya Polescuk Architects  
8a Belsize Court Garages  
Belsize Lane  
NW3 5AJ

Application Ref: **2017/3553/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

7 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**5 South Hill Park**  
**London**  
**NW3 2ST**

Proposal:

Conversion from two self-contained flats into a single-family dwellinghouse (C3 use) together with upper ground floor level rear extension, alterations to rear openings at lower/upper ground floor levels and remodelling of rear lightwell

Drawing Nos: E1000 P1, E1001 P1, E1002 P1, E1100 P1, E1110 P1, E1120 P1, E1130 P1, E1140 P1, E1150 P1, E1200 P1, E1210 P1, E1310 P1, P1100 P1, P1110 P1, P1120 P1, P1130 P1, P1140 P1, P1150 P1, P1200 P1, P1210 P1, P1310 P1, Design & Access Statement June 2017, Marley Eternit Fibre Cement Cladding Sample.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: E1000 P1, E1001 P1, E1002 P1, E1100 P1, E1110 P1, E1120 P1, E1130 P1, E1140 P1, E1150 P1, E1200 P1, E1210 P1, E1310 P1, P1100 P1, P1110 P1, P1120 P1, P1130 P1, P1140 P1, P1150 P1, P1200 P1, P1210 P1, P1310 P1, Design & Access Statement June 2017, Marley Eternit Fibre Cement Cladding Sample.

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

Informative(s):

- 1 Reasons for granting permission (Delegated)

The site is located at 5 South Hill Park, Hampstead, within the South Hill Park Conservation Area.

The proposed development is the conversion from two self-contained flats into a single-family dwellinghouse (C3 use) together with an upper ground floor level rear extension, alterations to rear openings at lower/upper ground floor levels and the remodelling of the rear lightwell.

The conversion from two self-contained flats into a single-family dwellinghouse (C3 use) would involve the loss of one residential unit. The planning history for this site shows that permission was given to convert the building from three to two self-contained flats. However, the development is not considered to conflict with policy H3 that prevents the loss of two or more homes (from individual or cumulative proposals) as the development would enable the existing sub-standard basement unit, which is a small single aspect unit to be enlarged to meet residential space standards. The two flats, which were merged previously amalgamated at this site, were also not fully contained. The principle of the conversion is therefore acceptable.

The conversion would provide a large 5 storey dwelling with an internal floor area of 247 sq.m in accordance with the National Technical Housing Standards and an adequate internal layout in accordance with CPG 2 and the London Plan Housing SPG.

The development proposes a rear extension at upper ground floor level at the rear of the site measuring 1.8 m depth, 3.7 m width and a height of between 3.1-2.8 m with a side sloping mono-pitched roof. This extension would be located at external ground floor level at the rear of the site due to the change in level between the front and rear of the site. The extension would be subordinate to the existing building and would be commensurate with the scale of the existing rear lean-to extension. The extension would be constructed from fibre cement cladding (a sample of which has been submitted) and glazing which would have a contemporary appearance,

which would complement the existing building.

The development also involves some minor alterations to the rear including the removal of the steps to the lower ground floor lightwell, the installation of a new light well window, the replacement of the windows in the lower ground floor lightwell and the replacement of the door at ground floor level with a window. These alterations would all be sympathetic to the character of the building and conservation area

The proposed rear extension would not result in a material amenity impact on the neighbouring property at no. 3 South Hill Park in terms of loss of light or increased enclosure. The extension would be located adjacent to the boundary with this property, but would only project by 1.3 m above the existing fence-line with a depth of 1.8 m.

The existing residents of the site who have an existing car parking permit are returning to the site post-development, therefore the development would not need to be secured as a car free development. There is also space for adequate cycle parking on the site.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site and the comments received on this application have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H3, C6, A1, D1, D2, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, The London Plan Housing SPG, the National Planning Policy Framework and the National Technical Housing Standards.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

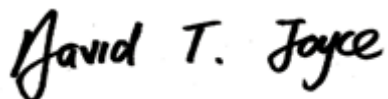
- 4 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning