

Application ref: 2018/2518/P
Contact: Nora-Andreea Constantinescu
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Date: 23 November 2018

Development Management
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Mulroy architects ltd
8 Deane House Studios
27 Greenwood Place
Kentish Town
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NW5 1LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
65 South Hill Park
London
NW3 2SS

Proposal:

Erection of single storey rear extension with balcony, mansard roof extension and associated alterations, all to single family dwelling (Class C3).

Drawing Nos: 14064-PL-001 Rev A; 14064-PL-002 Rev A; 14064-PL-005 Rev A; 14064-PL-006 Rev A; 14064-PL-007 Rev A; 14064-PL-010 Rev A; 14064-PL-011 Rev A; 14064-PL-014 Rev A; 14064-PL-020 Rev A; 14064-PL-030 Rev A; 14064-PL-031 Rev A; 14064-PL-032 Rev A; 14064-PL-11- Rev B; 14064-PL-111 Rev B; 14064-PL-113 Rev B; 14064-PL-113 Rev D; 14064-PL-114 Rev E; 14064-PL-120 Rev E; 14064-PL-130 Rev E; 14064-PL-131 Rev E; 14064-PL-132 Rev C; 14064-PL-133 Rev A; Design and Heritage Statement.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed below:

14064-PL-001 Rev A; 14064-PL-002 Rev A; 14064-PL-005 Rev A; 14064-PL-006 Rev A; 14064-PL-007 Rev A; 14064-PL-010 Rev A; 14064-PL-011 Rev A; 14064-PL-014 Rev A; 14064-PL-020 Rev A; 14064-PL-030 Rev A; 14064-PL-031 Rev A; 14064-PL-032 Rev A; 14064-PL-11- Rev B; 14064-PL-111 Rev B; 14064-PL-113 Rev B; 14064-PL-113 Rev D; 14064-PL-114 Rev E; 14064-PL-120 Rev E; 14064-PL-130 Rev E; 14064-PL-131 Rev E; 14064-PL-132 Rev C; 14064-PL-133 Rev A; Design and Heritage Statement.

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

- 4 The proposed window on side elevation at ground floor level, shall be obscure glazed and be fixed shut below a height of 1.7m above floor level. The windows shall be permanently retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application building has a three storey outrigger with an external metal balcony at first floor level. The proposed ground floor extension would project at ground floor level off the outrigger rear wall and main building side wall, with oblique angles. The proposed extension would open into the rear garden with glazing doors, with a modern appearance and detailed design. The proposed extension would also reconfigure the existing balcony at first floor level, with a triangular projection from the outrigger rear wall, to be used as a balcony, and a glass balustrade. Overall, the proposed extension due to its location, projection and detailed design, would be subordinate to the host building and would preserve the character and appearance of the host building, wider terrace and South Hill Park Conservation Area.

The proposed mansard roof extension would replicate the adjoining one at no. 67 South Park Hill, in terms of scale and projection, which is in line with the CPG Design guidance. The mansard would have three Velux windows to front elevation which replicate the ones at the host building below. To the rear, the

proposed mansard fenestration would be similar with the one at the adjoining building, and the butterfly roof profile would be retained, and metal balustrades attached to it. As such, the proposed mansard extension due to its extension, position and detailed design would preserve the character and appearance of the host building, wider terrace and South Hill Park Conservation Area.

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 2013.

In terms of impact on the amenity, it is considered that the proposed ground floor extension, due to its subordinate scale would not cause harm in terms of loss of light, privacy or outlook to the amenity of the neighbouring occupiers. The proposed balcony would replace the existing one on site, and would expand away from the boundary with no. 67, which is considered to lessen the existing level of overlooking between the properties.

In relation to light spill, the proposed extension is directed at an oblique angle towards the rear garden and boundary with no 63 South Hill Park. The application building at no. 63 does not currently have any habitable windows facing the application building, nor any windows in the main side elevation. It is therefore considered that no harmful light spill would be caused to the amenity of the neighbouring occupiers.

The proposed mansard extension, due to its location, projection and detailed design, is not considered to cause significant harm to the amenity of neighbouring occupiers.

One comment was received prior to making this decision, which is fully addressed in consultation summary. Previous planning permission has been granted on 11/03/2015 for a similar development under application ref no. 2015/0129/P. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 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.

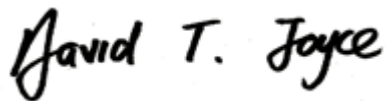
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 You should consider the retention of soft landscaping and trees along the boundary with no. 63 South Hill Park.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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