

Application ref: 2017/5156/P  
Contact: Kristina Smith  
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Date: 23 November 2018

**Development Management**  
Regeneration and Planning  
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Savills  
33 Margaret Street  
LONDON  
W1G 0JD

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**22 South Hill Park Gardens**  
**LONDON**  
**NW3 2TG**

Proposal:

Erection of single storey rear extension; conversion of 1x2-bed unit into 2x1-bed units (C3) and associated external alterations including the conversion of two rear first floor windows into french doors with juliet balconies.

Drawing Nos: 00L; 000 (Rev P); 001 (Rev P); 002 (Rev P); 003 (Rev P); 021 (Rev P); 042 (Rev P); 100 (Rev P); 103; 201 (Rev P); 302 (Rev P); 601; 602; Planning Statement (dated September 2017); Design & Access Statement (prepared by CSA, dated 14.09.2017)

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 following approved plans: 00L; 000 (Rev P); 001 (Rev P); 002 (Rev P); 003 (Rev P); 021 (Rev P); 042 (Rev P); 100 (Rev P); 103; 201 (Rev P); 302 (Rev P); 601; 602; Planning Statement (dated September 2017); Design & Access Statement (prepared by CSA, dated 14.09.2017)

Reason:

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

- 4 The roof of the extension hereby permitted shall not be used as a roof terrace without prior consent in writing from the Local Planning Authority.

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

- 5 The cycle storage areas for 4 cycles as shown on drawing no. 602 (dated 17/11/2017) shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal involves converting an existing 2-bed unit at first floor level into 2 x 1-bed units. Whilst the provision of 1-bed units is less of a priority than 2-beds, the conversion is considered acceptable on balance given an additional unit would be created. The two units would both meet the 39 sqm space standard for a 1-bed flat and would benefit from being dual aspect with good levels of daylight and outlook. Four cycle spaces would be provided in an enclosed storage area to the front of the property, which complies with the Council's requirements. The two units would be secured as car-free by a s.106 legal agreement in accordance with policy T1 of the Camden Local Plan 2017.

The proposed rear extension remains the same scale and massing to that consented under extant permission ref. 2016/1026/P. The detailed design varies slightly in terms of placement and size of windows but remains acceptable. The original permission was granted on the grounds that, although the extension is full width, its depth would be of an appropriate scale to maintain a subservient appearance to the large four storey host building, with a

significant amount of the rear garden left intact. The design and materials would be complementary to the property and the fenestration to the extension would relate to the windows above. The cycle store to the front of the property would be mostly concealed behind the hedge and would be in materials to match the existing timber bin store at the property and others nearby.

The windows across the rear elevation of host property and the wider building group demonstrate substantial variation including evidence of non-original openings. The enlargement of two window apertures at first floor level in association with the creation of Juliet balconies would therefore not interrupt a consistent fenestration. The doors would be white painted timber with glazing bars and have a corresponding window head detail to complement the existing sash windows elsewhere on the property. The Juliet balconies would have black metal railings for a balustrade, which is considered to be appropriate for both the host property and conservation area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The extension would only be slightly higher than the existing boundary wall and would not impact on the outlook or daylight received by the adjoining neighbour. A condition is attached preventing the roof of the extension to be used as a terrace.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the 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.

As such, the proposed development is in general accordance with policies H1, T1, T2, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.
- 3 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).

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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