

Application ref: 2018/5568/P  
Contact: Tony Young  
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Date: 14 January 2019

**Development Management**  
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Tate Harmer LLP  
Unit G1  
B2 Stamford Works  
3 Gillett Street  
London  
N16 8JH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**24 South Hill Park**  
**London**  
**NW3 2SB**

Proposal: Single storey rear extension at lower ground floor level.

Drawing Nos: (EX/AL/-)001 P1, 002 P1, 090 P1, 100 P1, 200 P2, 300 P2; (PR/AL/-)090 P2, 100 P2, 200 P2, 300 P2, 400 P2; Design and access statement from Tate Harmer dated 12/11/2018.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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: (EX/AL/-)001 P1, 002 P1, 090 P1, 100 P1, 200 P2, 300 P2; (PR/AL/-)090 P2, 100 P2, 200 P2, 300 P2, 400 P2; Design and access statement from Tate Harmer dated 12/11/2018.

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

- 4 Prior to the commencement of development, a sample panel of the proposed timber cladding facing materials, demonstrating the proposed colour, texture and the spacing between the individual fins as appropriate, shall be provided on site and approved in writing by the local planning authority. The relevant part of the works shall thereafter be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the adopted Camden Local Plan 2017.

#### Informatives:

- 1 Reason for granting planning permission:

The proposal involves the erection of a single storey rear extension at lower ground floor level measuring approximately 2.4m deep, 3.4m wide and 3.2m high. The modern design would incorporate timber cladding, dark grey metal coping, dark grey metal sliding doors, and sedum green roof with gravel perimeter. The extension would not be as deep as the back wall of the existing outrigger nor as wide as the side elevation of the main house, and as such, its small footprint and set-back position both at the rear and the side ensures that the extension would appear suitably subordinate and secondary to the main building in terms of scale and situation.

The contemporary design and materials are considered to complement the main building by way of contrast, the modern design sitting comfortably alongside the traditional character and appearance of the host building, and in harmony with the original form and character of the house and the historic pattern of the rear terrace itself. The use of some natural materials and dark colouring would also help to soften the appearance of the extension within the natural environment of the surrounding garden space, so helping to further reduce the impact of the building. A condition would be attached to any approval requiring a sample of proposed timber cladding to be submitted to the Council for approval.

The existing rear garden itself measures approximately 186sqm. The additional new floorspace associated with the proposed extension would reduce the area of the garden to approximately 178sqm resulting in an approximate 4% loss of garden space. Over 50% of the existing garden would remain and it is considered that sufficient garden space is retained in accordance with policies designed to protect gardens and open spaces. As such, the open character of the rear gardens would remain substantially unchanged given the modest and sensitive size and nature of the proposal. The moderate increase in the

footprint of the extension would unlikely result in any significant or noticeable increase in bulk or mass, and the visual appearance of the host building at the rear would remain substantially the same, respecting the existing architectural integrity and rhythm of the rear terraces.

Furthermore, it is noted that land levels at the site fall from east to west, meaning the garden area is set at a lower level than the front elevation and thus the basement floor provides level access into the rear amenity space. The result being that though the property can be viewed obliquely from the nearby Hampstead Heath, the lower ground floor rear elevation of the application site building is not visible from public views. The proposed width of the extension and set-back position from the side would also ensure that the addition would not be visible from the street. The single storey height with no increase in depth beyond the existing rear footprint of the existing host building and with no houses facing the rear of the host property also ensures that there are no visibility concerns at the rear

The proposed design also acknowledges the important role a sedum green roof can play in achieving a sustainable development, and as such, incorporates a modular sedum roof system on a 1.5sqm area of roof space with a gravel perimeter. A Council Tree Officer has assessed the submitted information and confirmed that the proposed sedum green roof details would be sufficient to allow for a thriving and adequately maintained living roof.

Overall therefore, it is considered that the design, siting, scale, and materials would be acceptable in the context of the host property and this rear garden environment, and would respect the character and appearance of the host and neighbouring buildings, and the wider South Hill Park Conservation Area in accordance with Council guidance and policies, and is acceptable.

In amenity terms, it is not considered that the proposals would have any adverse impacts on levels of outlook, overlooking nor daylight and sunlight to either neighbours or existing and future occupiers of the host property.

The site's planning and appeal history has been taken into account when coming to this decision. In particular, recent pre-planning advice in 2018 (2018/1629/PRE) and a refused decision in 2017 (2017/3341/P). The proposal being considered here involves a more holistic and well-rounded approach in terms of the design and materials than the previously refused scheme, and demonstrates, for the reasons set out above, a more thoughtful and sensitive approach considered to likely to enhance the character and appearance of the South Hill Park Conservation Area, and accord with Council policy and guidance.

No objections have been received in relation to the proposals.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, A3, D1, D2,

CC1 and CC2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan (passed referendum June 2018), the London Plan 2016, and the National Planning Policy Framework 2018.

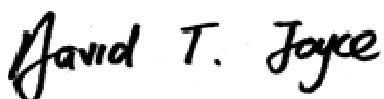
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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