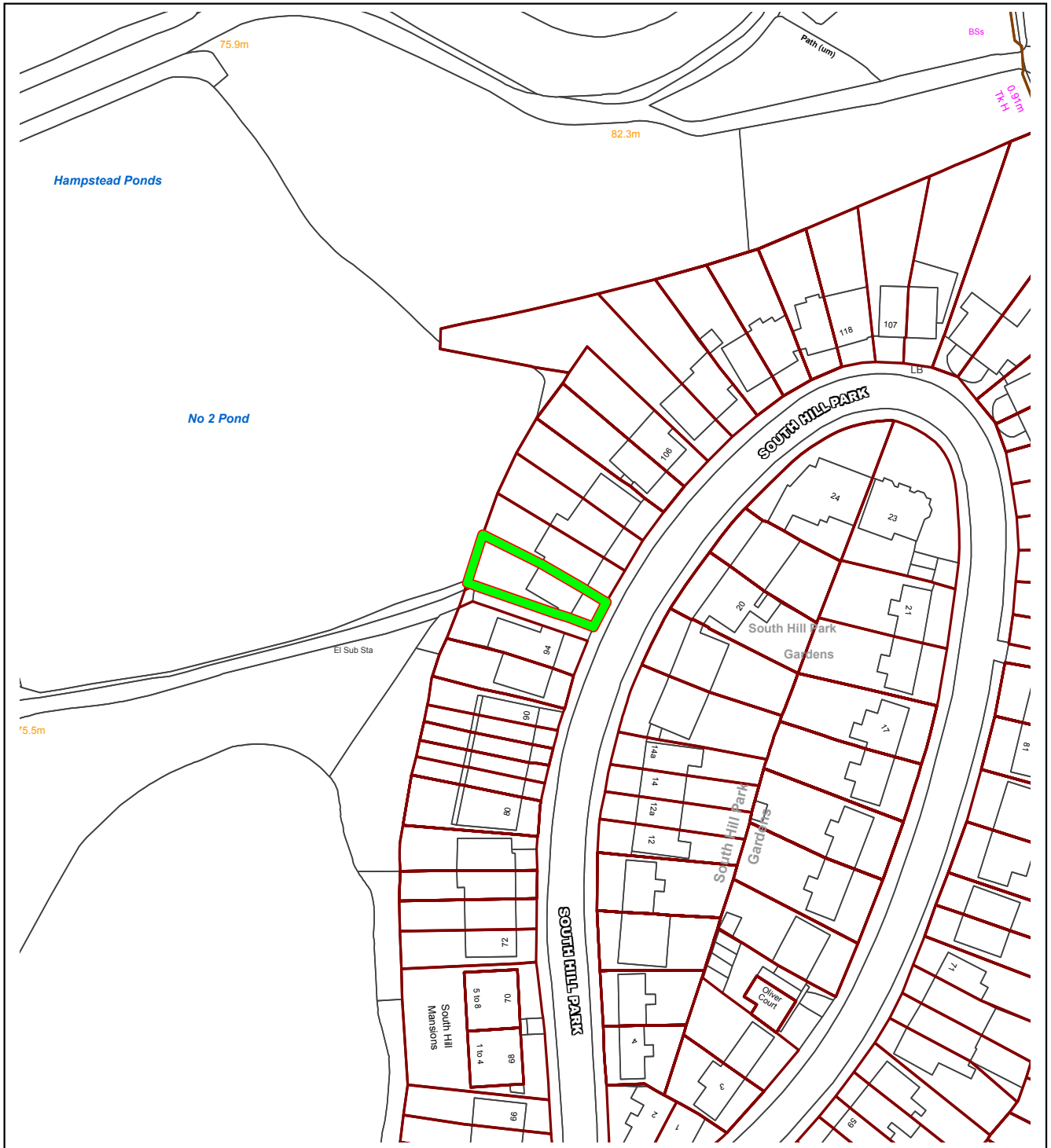


Flat A/C 96 South Hill Park, London, NW3 2SN



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Site Photos



Photos 1, 2 and 3 show existing rear elevation





Photos 4 and 5 above show views towards shared boundaries with Nos.94 and 98 South Hill Park.



Photo 6 shows the rear view towards the Heath.



Photos 7 and 8 are views from the front, photos 9 and 10 below are the side elevations from the front.





Photos 11, 12 and 13 below show the view down towards the heath and side elevation.



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	31/07/18
		N/A / attached	Consultation Expiry Date:	05/08/18
Officer			Application Number(s)	
Jaspreet Chana			2018/2596/P	
Application Address			Drawing Numbers	
Flat A/C 96 South Hill Park London NW3 2SN			<i>Refer to decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension at lower ground floor level and two storey side extension at lower ground and ground floor level to facilitate amalgamation of two residential units (1 x 2 bed at first, second and third floor and 1 x 1 bed at lower ground floor level) to 1 x 3 bed maisonette with associated private rear garden.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:				
Informatives:	Refer to Decision Notice			
Consultations				
Summary of consultation:	<p>The site notice(s) were displayed on site 11/07/18 (consultation end date 04/08/18).</p> <p>The development was also advertised in the local press on the 12/07/18 (consultation end date 05/08/18).</p>			
Adjoining Occupiers:	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>Three objections were received from neighbouring properties, these can be seen summarised below:</p> <ol style="list-style-type: none"> 1. I am unhappy with the rear extension going so close to our party wall, and feel there should be more space there (as there is in the conservatory at number 98) not to impinge on our light. 2. I really don't like the thought of having a large flat roof right below and adjacent to my bay window. This not only has a negative impact on the view from window which is where I spend much of my time sitting, it also concerns me from a safety angle. A flat floor would give easy access to anybody trying to break into my flat and given the close proximity to the ally way and Heath this is concerning. 3. There seems to be no indication on the plans as to what the outer covering of the new proposed flat roof will be. 4. We share the party wall, the planned extension would cut much of the light from my kitchen and obscure the view of the trees along the causeway. From the ground floor I find the proposed extension a large slab of building that seems unsympathetic to the existing building, much like the ugly extension in number 94 South Hill Park. 			
CAAC/Local groups* comments:	<p>The Heath and Hampstead Society objected on the following grounds:</p> <ol style="list-style-type: none"> 5. We object to the side extension since it will reduce the visual width of the much-loved and much used pathway linking the Heath with the Conservation Area. At present the path down to the Heath between nos. 94 & 96 South Hill Park allows a rare view of the heath from South Hill Park which will be severely restricted by the proposed extension. The proposal will detract from the Conservation Area. <p><u>Officer's response:</u></p> <p><i>Points 1, 2, 3 and 4 are discussed in sections 3 and 4 of this report below. Point 5 is discussed in section 3 below.</i></p>			

Site Description

No.96 is an unlisted Victorian semi-detached dwellinghouse which consists of three storeys with a lower ground floor level and a loft conversion with a dormer window. The site is located on the west side of South Hill Park, which is a looped road accessed from Parliament Hill. The site borders Hampstead Heath and Hampstead Ponds with a footpath which runs between the application site and the neighbouring property at No.94, allowing public access to the Heath. The surrounding area is predominantly in residential use with a combination of single family dwelling houses and flats. The subject property falls within South Hill Park Conservation Area, it is not listed but is noted as a positive contributor to the area.

Relevant History

The planning history for the application site can be summarised as follows:

No.96 South Hill Park:

2007/4814/P - Erection of a single storey side extension and rear conservatory; excavation of front garden and cellar to provide a basement level patio and second bedroom served by a window overlooking new patio, infilling of existing front basement door and relocation of door to side extension following demolition and replacement of side garden wall and replacement of window at front basement level with French doors to basement flat – **Refused – 20/11/07.**

2008/0302/P - Erection of a single storey side extension and rear conservatory; excavation of front garden and cellar to provide a basement level second bedroom and patio with new doors and windows, infilling of existing front basement door and creation on new entrance to flat in side extension from alleyway, partial demolition and of side garden wall and replacement by new fence – **Granted at Members Briefing on – 13/03/2008.**

2011/5346/P - Installation of two rooflights to front elevation and one roof light to side (south) elevation to residential flat (Class C3) – **Granted at Members Briefing on – 10/01/12.**

No.94 South Hill Park:

2009/5169P - Alterations and additions to include the erection of a ground floor single storey side extension, the erection of a single storey lower ground floor rear extension with roof terrace above, extension to closet wing, replacement of first floor conservatory extension, replacement of rear dormer window with inset balcony, installation of front dormer window, installation of skylight on side roofslope, enlargement to front lightwell, new stone paved steps at front leading to lower ground floor and part replacement of the garden boundary wall.– **Granted at committee on 20/04/2010.**

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG 1 – Design (2018)
- CPG 6 – Amenity (2018)

South Hill Park Estate Conservation Area Statement

Assessment

1. Proposal

- 1.1. Planning permission is sought for the erection of a single storey rear extension at lower ground floor level which would measure 6.8m wide, 4.5m deep and 3.1m in height. Permission is also sought for the erection of a two storey side extension to measure between 6.8m – 10.8m in length, between 1.6m-2.7m in width and 5.6m in height.
- 1.2. These extensions will facilitate the amalgamation of two existing residential units (1 x 2 bed maisonette on first, second and third floor and 1 x 1 bed flat at lower ground floor level) to create 1 x 3 bed dwelling spread over the lower ground, ground, first second and third floors of the property with associated private rear garden. The existing ground floor flat at the site would remain unaltered and does not form part of these proposals.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the South Hill Part Estate Conservation Area
- The impact on neighbouring amenity
- The impact on trees
- The impact on highways
- The impact on floor risk

3. Design and Conservation

- 3.1. Policy D1 aims to ensure the highest design standards for developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.
- 3.2. The side and rear elevations of properties along South Hill Park have had many alterations over time. South Hill Park Conservation Area Statement identifies that the 'unique relationship of the dwellings to Parliament Hill and the Heath is a principle feature of the conservation area'. The rear elevations of this side of South Hill Park are readily visible from the heath and the buildings south of the post war infill block in particular have undergone numerous alterations including extensions at lower ground, ground floor, side and at roof level. The neighbouring property No.98 within the pair retains bay windows at lower ground and ground floor level but has a conservatory to the rear and No.94 other side of the path has a side extension as well as a flat roofed single storey rear extension.
- 3.3. It is noted that single storey side and rear extensions were previously approved under application 2008/0302/P which are similar in size, scale and design to this application.
- 3.4. The proposed lower ground floor single storey rear extension would extend the full width of the rear elevation with a flat roof and would be similar in size and design to the extensions previously approved at the site. The extension would be set down below the ground floor bay window feature exposing the sill level and decorative corbel feature supporting the upper ground bay. It is considered this preserves the important of this feature ensuring it is not obscured or cramped similar to that at Nos.98 and 94. The extension would have wide aluminium framed glass sliding doors to the rear with a brick surround which is to match the existing dwelling. It is considered that as the extension is set down at lower ground floor level and would be partially obscured and set away from the boundary wall, it would not dominate the original

dwelling in regards to bulk or scale and nor would it be readily visible from the heath and ponds beyond the rear garden. Furthermore as neighbouring properties on both sides Nos.98 and 94 have single storey rear additions it is considered this proposal would be in keeping with the existing character of this side of South Hill Park and not detract from the character and appearance of the wider conservation area.

- 3.5. The proposed two storey side extension would be at lower ground and ground floor level abutting the boundary wall to the south of the property that adjoins the public access way leading to Hampstead Heath Ponds. The extension will retain the existing bin enclosure area to the front of the side extension which would be no wider than 1m and the actual ground floor extension is set 2.7m back from the front elevation of the property and follows the width and slope of the boundary wall down to the side of the property. This is similar to No.94 which has a similar side extension, albeit not as deep. Although the wall would increase from the boundary wall up to ground floor level, the extension would not be intruding into the pathway itself and is not considered to make the pathway any narrower. The view would therefore appear as it currently does from South Hill Park, ensuring sightlines down towards the heath remain unobstructed. There would be partial views of the side extension looking back up the access way but this will be largely screened by the tall lime tree which would come in front of the said side extension.
- 3.6. The side extension would have a flat roof, with circular roof light which will provide light to the entrance below and will not be visible from the street level. The rear wall of the side extension will be fully glazed to allow maximum levels of light in and would house the staircase up to the ground floor level. The extension is also set back from the rear elevation to accommodate the existing lime tree. It is therefore considered the proposed side extension would preserve the existing character of the street scene and not detract from the character and appearance of the wider conservation area.
- 3.7. The application seeks to create a family sized residential dwelling through the amalgamation of a two bed maisonette and the one bedroom flat on the lower ground floor which they own. The ground floor flat is under separate ownership and therefore is not included within this application. Policy H3 of Camden's Local Plan states that *'the council will resist development that would involve the net loss of two or more homes (from individual or cumulative proposals)'*. Therefore, the net loss of one unit would be considered acceptable; as two dwellings would become one to provide a larger family dwelling which is supported by Policy H3. The new dwelling would meet minimum housing floor-space standards and would provide appropriate standard of accommodation. The layout of the upper floors will remain as existing and the layout of the lower ground floor is altered and extended to provide the additional living space, bedroom, sauna, stair and winter garden.

4. Impact on neighbouring amenity

- 4.1. The closest adjoining neighbours are Nos. 94 and 98 South Hill Park. The proposed side extension would be located adjacent to the boundary line with the public access way and would have no windows or doors within this flank elevation. Therefore, the proposed side extension would cause nor harm to neighbouring amenity in terms of loss of light, outlook or privacy.
- 4.2. The single storey rear extension would project along the boundary wall with No.98 by 4.5m and would be 3.1m in height. No.98 has a single storey conservatory which extends around the lower bay window, the conservatory is set over 1.35m away from the side boundary with No.96 and has part of its bay window exposed. Although the proposed extension at No.96 will be modestly deeper than the conservatory at No.98 the height of the extension at No.96 will match the highest point of the conservatory at No.98 therefore stating that internal heights of these extensions would be similar. Furthermore, although the proposed extension would be deeper and taller than the boundary wall it is not considered to cause a harmful loss of light or have an overbearing impact on the rear conservatory of No.98, particularly as the conservatory is a light-weight structure which is almost fully glazed and would continue to receive good levels of natural light.
- 4.3. The development is therefore considered to be in accordance with planning policies A1 and A4.

5. Impact on trees

- 5.1. There is a lime tree within the rear garden of No.96 which is a subject of a Tree Preservation order (T3). A

tree report has been submitted as part of this application. The report is considered to satisfactorily demonstrate that the proposals will not be detrimental to the protected tree on the site. However, the tree officer has reviewed the information and felt that trial pits are needed to be done prior to any approval of the scheme to make sure that there are no significant roots within the area and that root pruning can be carried out without destabilising the tree. The applicants then undertook a trial pit as requested and submitted a further report. The tree officer was happy with the trial pit undertaken and confirmed that the proposals would not destabilise the lime tree. The proposed development will therefore not have a detrimental impact on the surrounding natural environment or affect the nature of this area of open space.

6. Impact on highways

- 6.1. In line with Policy T1 of the adopted Local Plan, we expect cycle parking at new developments to be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms the requirement is for 2 spaces per unit. Whilst no formal cycle storage area is shown on any of the submitted plans it is considered that sufficient space exists within the property and the rear garden to store cycles if required.
- 6.2. There is no off street parking being proposed as part of this proposal. In line with Policy T2 of the adopted Local Plan, we would expect new residential development to be secured as car free by means of a Legal Agreement, unless existing occupants of a site are returning once works are completed. The agents have confirmed that the applicants (freeholders) currently live at the proposed and will be re-occupying the dwelling once works are complete. Therefore, the Council would not seek to secure the development as car free in this instance.
- 6.3. The proposed development is relatively modest in scale and as such it is considered that a Construction Management Plan (CMP) and corresponding CMP Implementation Support Contribution are unnecessary in this instance. As the proposed development is considered unlikely to lead to damage to the adjacent public highway, a highways contribution is not required in this instance.

Sustainability and biodiversity

- 6.4. The proposal would incorporate a green roof on the roof of the single storey extension. This is welcomed as it would increase sustainable urban drainage by slowing the speed within which rainwater would enter the drainage system. This would comply with the policy CC2. The green roof would also provide valuable habitats for local wildlife. A condition would be attached to any permission requiring details of the green roof to be submitted for approval.

7. Conclusion

- 7.1. Overall, the proposal would be in keeping with the host building and the surrounding street scene and it would preserve the character and appearance of the South Hill Park Conservation Area.

8. Recommendation

- 8.1. Grant conditional Planning Permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th February 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/2596/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 7 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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www.camden.gov.uk

Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

96 A/C South Hill Park
London
NW3 2SN

Proposal:

Erection of single storey rear extension at lower ground floor level and two storey side extension at lower ground and ground floor level to facilitate amalgamation of two residential units (1 x 2 bed at first, second and third floor and 1 x 1 bed at lower ground floor level) to 1 x 3 bed maisonette with associated private rear garden.

Drawing Nos: Site location plan, A000, A001, A002, A010, A011, A012, A013, A014, A020, A021, A022, A030, A031, A032, A100, A101, A102, A118, A200, A201, A202, A300, A301, A302, Tree Report, Planning Design and Heritage Statement, Arboricultural Assessment - Addendum Report (Rec'd 04/02/19).

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: Site location plan, A000, A001, A002, A010, A011, A012, A013, A014, A020, A021, A022, A030, A031, A032, A100, A101, A102, A118, A200, A201, A202, A300, A301, A302, Tree Report, Planning Design and Heritage Statement, Arboricultural Assessment - Addendum Report (Rec'd 04/02/19).

Reason:

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

- 3 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 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,

DRAFT

Director of Regeneration and Planning

DECISION