

Application ref: 2021/0440/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Mr Simon Hurst
40 Manor Road
Walthamstow
London
E17 5RZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
110 South Hill Park
London
NW3 2SN

Proposal: Erection of a single storey rear extension at lower ground floor level and replacement upper ground and first floor rear windows.

Drawing Nos: Site location plan; 2101/00, 01, 02, 03, 08, 10, 12, 13, 18, 19, 20.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 2101/00, 01, 02, 03, 08, 10, 12, 13, 18, 19, 20.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a three-storey brick property on the northwest side of South Hill Park. This dwellinghouse is not listed but is located in South Hill Park Conservation Area and identified in the Conservation Area Appraisal as a positive contributor. The property includes a three-storey rear and side extension which was granted permission in 2012.

Planning permission is sought for a single-storey flat-roofed extension at lower ground floor level.

The proposed extension would be 2.4m in length, 4.4m in width and 3.5m in height to the top of the parapet; it would add 13 square metres of accommodation to the dwellinghouse.

The proposed extension would be constructed in brick to match the remainder of the host property. It would be a single storey in height and located away from the original two storey projecting bay. Due to its design and form, the extension would not compete with or undermine this feature. The traditional materials and detailing would ensure it integrates with the host property. Overall, the proposal is considered to be a subordinate addition which would respect and preserve the design and proportions of the host building and the character and appearance of the South Hill Park Conservation Area.

The proposed replacement windows to the existing three storey rear extension at upper ground and first floor levels would be in keeping with the style and design of the original rear windows and are considered appropriate.

The extension would not cause harm to the amenity of the neighbouring property no. 112 in terms of loss of light, outlook or privacy due to its limited scale and the fact that it would mirror a rear extension at that property.

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.

A site notice was displayed, a press notice was published and local groups were consulted. No objections were received prior to the determination of this application. The planning history of the site and neighbours has been taken into account when coming to this decision.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies DH1 and DH2 of

the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer