

Application ref: 2020/3095/P
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Development Management
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London Borough of Camden
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Outpost
Purple Studio
Old Paradise Yard
20 Carlisle Lane
London
SE1 7LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**78 South Hill Park
London
NW3 2SN**

Proposal:

Alterations at lower ground floor level, including replacement of rear timber bifold doors with metal bifold doors; new rendered wall and replacement of door with window to northern side elevation; installation of new cupboard below front external staircase.

Drawing Nos: (EX)_091 Rev. A; (EX)_100 Rev. B; (EX)_110 Rev. B; (EX)_120 Rev. A; (EX)_200 Rev. A; (EX)_201 Rev. A; (EX)_202 Rev. A; (EX)_300 Rev. A; (EX)_301 Rev. A; (EX)_302 Rev. A; (GA)_091 Rev. B; (GA)_100 Rev. A; (GA)_110 Rev. B; (GA)_200 Rev. A; (GA)_201 Rev. A; (GA)_202 Rev. A; (TP)_100 Rev. A; (TP)_1000 Rev. B; Heritage Assessment (prepared by Citydesigner, dated July 2020); Heritage Statement (prepared by Citydesigner, dated October 2020).

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 policies 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)_091 Rev. A; (EX)_100 Rev. B; (EX)_110 Rev. B; (EX)_120 Rev. A; (EX)_200 Rev. A; (EX)_201 Rev. A; (EX)_202 Rev. A; (EX)_300 Rev. A; (EX)_301 Rev. A; (EX)_302 Rev. A; (GA)_091 Rev. B; (GA)_100 Rev. A; (GA)_110 Rev. B; (GA)_200 Rev. A; (GA)_201 Rev. A; (GA)_202 Rev. A; (TP)_100 Rev. A; (TP)_1000 Rev. B; Heritage Assessment (prepared by Citydesigner, dated July 2020); Heritage Statement (prepared by Citydesigner, dated October 2020).

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

Informative(s):

- 1 Reasons for granting permission.

The application building is a Grade II listed detached dwellinghouse, designed and purpose-built by Brian Housden for his own family in the early to mid-1960s. The site lies within the South Hill Park Conservation Area.

Permission is sought for alterations at lower ground floor level, to include the replacement of the rear timber bifold doors with metal bifold doors; the installation of a new cupboard below the front external staircase; and a new rendered wall and replacement of a door with a window to the northern side elevation. The plans have been revised during the course of the application further to discussions with the Council's Conservation Officer; however, the changes all relate to the internal layout.

The proposal to replace the rear white-painted timber bifold doors with double-glazed metal doors with a metallic finish is considered acceptable in this instance, as the doors would be read as separate to other fenestration in the rear elevation, and the proposed frames are large enough to take the extra thickness of double glazing without impacting on their visual appearance. The replacement doors would provide a more efficient folding door system and the proposed metallic rather than white finish would ensure that the doors are not read as uPVC in long views from Hampstead Heath.

The proposed alterations to the front and side elevations at lower ground floor level would not be readily visible or prominent from the street, and are considered to be in keeping with the design of the building. The proposed incorporation of panelling beneath the front external lightwell steps would create a new storage area, which is welcomed as there is very little existing

storage in the house. The proposed panelling has been well-designed to read as a new element against the concrete and it would be recessed from the main edge of the steps to allow the jagged sculptural appearance of the staircase to continue to be read.

Overall, the proposals are considered to preserve the significance of the Grade II listed building, and preserve the character and appearance of the South Hill Park Conservation Area. The Council's Conservation Officer has assessed the proposals and confirmed they are acceptable.

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 (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Due to the location and nature of the proposed development, the works would not impact the amenity of nearby or neighbouring residential occupiers in terms of outlook, daylight/sunlight, noise or privacy.

Comments were received from the Hampstead CAAC in relation to the works and have been considered in the associated consultation summary. No objections from local residents have been received. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, D1 and D2 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 the 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