

Application ref: 2020/5545/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 18 February 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DIZarchitects Ltd
38 Holt Lodge Studio Castlebar Park
Castlebar Park
London
W5 1BU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 South Hill Park Gardens
London
NW3 2TD

Proposal:
Replacement of existing rear conservatory

Drawing Nos: 00P002 Rev A, 00P005 Rev A, 00P010 Rev A, 00P110 Rev A, 00P120 Rev A, 00P130 Rev A

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: 00P002 Rev A, 00P005 Rev A, 00P010 Rev A, 00P110 Rev A, 00P120 Rev A, 00P130 Rev A

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would replace an existing extension albeit with a shallower foot print. It would infill the south-east corner of the current extension which is currently cut-away. The overall footprint would be similar within the rear garden area with no material impact on garden space or biodiversity.

The extension would appear as a largely glazed form, with a monopitched roof. The proposed extension would appear as a lightweight addition and as such would appear subordinate within its context with an acceptable impact on the host property's character and appearance.

Overall the proposed extension result in a positive decluttering of the host property's rear and side elevations, rationalising the form. The addition would be sensitive to the character of surrounding rear garden areas many of which accommodate extensions of a similar depth.

The proposed structure benefits from side facing windows. Given that the depth of the proposed side windows would be reduced when compared to existing, the proposed would not result in increased adverse overlooking.

The scale would remain largely the same and so would not give rise to adverse loss of light, or loss of privacy for neighbouring properties.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application. Considerable importance and weight has been attached to the desirability of preserving or enhancing the character and appearance of the conservation area.

The proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2018, Publication London Plan 2020; and the provisions of the National Planning Policy Framework 2019.

- 2 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 London Borough of Camden 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.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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