

Application ref: 2022/0218/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 26 August 2022

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

The Architects Practice
23 Beacon Hill
London
N7 9LY
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**93 South Hill Park
London
NW3 2SP**

Proposal:

The erection of a rear extension/garden store to accommodate a raised terrace area; a new refuse store to the front; the installation of an air source heat pump to front lightwell; and changes to the existing dormer windows to front side and rear.

Drawing Nos: Existing: 93SHP/X/01, 93SHP/X/05, 93SHP/X/10, 93SHP/X/11, 93SHP/X/15, 93SHP/X/16, 93SHP/X/17, 93SHP/X/18

Proposed: 93SHP/P/20a, 93SHP/P/21a, 93SHP/P/22a, 93SHP/P/25a, 93SHP/P/26a, 93SHP/P/27a, 93SHP/P/28a, 93SHP/P/29, 93SHP/A/C/57, and 93SHP/A/C/53b, 8969-D-AIA

Supporting Information: Hayden's Tree Survey and Arboricultural Impact Assessment ref 8969, dated 4/8/21; ECOSA Ecological Impact Assessment, dated November 2021.

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:

Existing: 93SHP/X/01, 93SHP/X/05, 93SHP/X/10, 93SHP/X/11, 93SHP/X/15, 93SHP/X/16, 93SHP/X/17, 93SHP/X/18

Proposed: 93SHP/P/20a, 93SHP/P/21a, 93SHP/P/22a, 93SHP/P/25a, 93SHP/P/26a, 93SHP/P/27a, 93SHP/P/28a, 93SHP/P/29, 93SHP/A/C/57, and 93SHP/A/C/53b, 8969-D-AIA

Supporting Information: Hayden's Tree Survey and Arboricultural Impact Assessment ref 8969, dated 4/8/21; ECOSA Ecological Impact Assessment, dated November 2021.

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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 6 The trees shown to be retained shall be protected during construction work in accordance with details shown on drawing no 8969-D-AIA and specified in Hayden's Tree Survey and Arboricultural Impact Assessment ref 8969, dated 4/8/21.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and Policy NE4 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

1 Reasons for granting planning permission.

The application building is a semi-detached single family house in the South Hill Park Conservation Area. It is defined as making a positive contribution to the Conservation Area in the adopted appraisal. Revisions have been sought to omit the external cladding and a proposed bike store to the front, refine the design of the proposed dormer windows and lower the proposed garden terrace in the rear garden.

In respect of design and conservation, the changes to the dormer windows are acceptable as there are existing dormers to the front, side and rear. The changes are relatively minor and have been revised to be acceptable. The proposed alteration to the terrace area at the rear and the new garden store terrace upper ground floor is set away from the main house with a link bridge. It would sit higher than the current garden level but within the boundary enclosure to each side, would be subordinate in scale and acceptable in relation to the available garden area. The new refuse store and air source heat pump are both small in scale and would preserve the character and appearance of the Conservation Area.

There are additional changes shown on the drawings, including new windows and alterations to the existing outbuilding. All of these changes are 'permitted development' and are not considered as part of this planning application.

In respect of amenity, a neighbour has objected on grounds that the use of the new rear raised terrace above the garden store would cause overlooking and loss of privacy. During the application this element has been revised to sink it lower into the garden. Consequently, the proposed terrace area would now be suitably screened by the existing boundary enclosure to each side and would not result in a material loss of privacy. No other adverse amenity impacts would result at the rear.

The proposal incorporates an air source pump which has the potential to cause noise nuisance. This is to be located within the front lightwell at lower ground level. It is appropriate to impose a condition to require that this operate within the Council's noise standards. Subject to this control, there would be no material loss of amenity to neighbouring occupiers. In addition, for sustainability reasons, a further condition is included above that limits this to heating and not cooling.

The applicant has submitted an arboricultural and ecological impact assessment that demonstrates no harm to trees that contribute to local amenity or local biodiversity. Tree protection measures are incorporated and controlled

by condition.

Objections were also received from both the Hampstead Neighbourhood Forum and the Hampstead Conservation Area advisory Committee concerning the use of external wall insulation. This has been omitted from the application. The planning history of the building was taken into account in making the decision.

The development has been assessed against and is in general compliance with Policies A1, A3, A4, D1, D2, CC1 and CC2 of the Camden Local Plan 2017 and Policies DH1, DH2, and NE4 of the Hampstead Neighbourhood Plan 2018. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 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 2021.

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, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer