

Application ref: 2022/4083/P  
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Date: 13 January 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Savills  
Savills, 33  
Margaret Street  
London  
W1G 0JD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**92 South Hill Park**  
**Camden**  
**London**  
**NW3 2SN**

#### Proposal:

Erection of two storey lower ground and ground floor side extension and lower ground and first floor rear extensions, creation of upper ground floor and second floor rear terraces. Erection of replacement front/rear dormers including rear Juliet balcony and installation of side rooflight. Replacement of front/rear windows. Installation of staircase from lower to upper ground, bin store and paving within front garden. Alterations to front boundary.

Drawing Nos: Site Location Plan 01 0100, 01 0201 P3, 01 0202 P3, 01 0203 P3, 01 0204 P3, 01 0205 P3, 01 0206 P3, 01 0401 P3, 01 0402 P3, 01 0403 P3, 01 0501 P3, 01 0502 P3, 01 0503 P3, 02 0201 P4, 02 0202 P4, 02 0203 P4, 02 0204 P4, 02 0205 P6, 02 0206 P4, 02 0401 P6, 02 0402 P6, 02 0404 P7, 02 0501 P7, 02 0502 P6, 02 0403 P6, 02 0503 P6, 02 0504 P2, Heritage Statement, Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 01 0100, 01 0201 P3, 01 0202 P3, 01 0203 P3, 01 0204 P3, 01 0205 P3, 01 0206 P3, 01 0401 P3, 01 0402 P3, 01 0403 P3, 01 0501 P3, 01 0502 P3, 01 0503 P3, 02 0201 P4, 02 0202 P4, 02 0203 P4, 02 0204 P4, 02 0205 P6, 02 0206 P4, 02 0401 P6, 02 0402 P6, 02 0404 P7, 02 0501 P7, 02 0502 P6, 02 0403 P6, 02 0503 P6, 02 0504 P2, Heritage Statement, Design and Access Statement

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 The use of the ground and second floor terraces shall not commence until the screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 5 The proposed side windows shall be fixed shut and obscurely glazed. They shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The lower ground floor rear and upper ground side extension would read as subordinate additions to the host property and the side extension would be set back from the principle elevation. Sufficient garden space would be retained. The extensions would be brick to match the existing with timber fenestration which is considered acceptable. The new timber bay windows, doors and

casement window on the rear elevation at upper ground floor level would be sympathetic additions and the black metal railings and timber trellis privacy screening are considered acceptable in the conservation area. The first floor rear extension would be a minor addition that would not significantly alter the appearance of the rear elevation and would read as subordinate to the host building. It is thus considered acceptable in this location. The timber framed doors, black metal railings and timber trellis privacy screen at second floor level are considered acceptable.

The enlarged front and rear dormers would be lead clad and would read as subordinate to the respective roofslopes with acceptable margins from the roof margins. The rear dormer with a Juliet balcony would be in keeping with the appearance of rear dormers on this side of the street. The replacement timber double glazed sash windows on all levels on the front and rear elevations would be sympathetic to the appearance of the host building and the wider conservation area. The rooflight on the side roofslope would be conservation-style.

The timber clad bin store would be set behind the front boundary wall and would be a subordinate addition which is considered acceptable. The new staircase leading to the lower ground floor would be constructed with limestone steps and black metal railings which are sympathetic materials to the conservation area. The existing low brick boundary wall and its piers will be modestly increased in height and the unsympathetic timber railing will be removed. New planting will be introduced behind the front boundary which would contribute to the green appearance of the conservation area. This alteration is considered an enhancement.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park 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. They would also preserve views out from Hampstead Heath. The proposals have been reviewed by the Council's Conservation Team who deem them to be acceptable.

The proposed terraces at upper ground and second floor would have privacy screens measuring 1.8m and 1.7m high respectively to reduce opportunities for overlooking into adjoining windows and amenity spaces. A condition is attached ensuring their installation prior to use of the terraces and their retention. It is considered due to the scale, siting and nature of the remaining alterations including extensions that they would not adversely harm the amenity of neighbouring occupiers regarding privacy, daylight, sunlight and outlook. The windows on the side elevation would be non-opening and obscured glazed with a condition attached securing this.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and policies DH1, DH2 and

NE4 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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](http://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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer