

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition

Property Address – 58 South Hill Park, London NW3 2SJ

Supporting evidence and background

Planning permission was granted on 24th November 2017 for the erection of third floor roof extension and alteration to roof form including the creation of a rear facing roof extension.

Extract of the permission is shown below:-



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

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planning@camden.gov.uk
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Colin Hawkins
Colin Hawkins Designs
16 Millfields
Stansted Mountfitchet
Essex
CM24 8AS

Application Ref: **2017/5149/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

24 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**58 South Hill Park
London
NW3 2SJ**

Proposal:
Erection of third floor roof extension and alteration to roof form including the creation of a rear facing roof terrace
Drawing Nos: Site Plan, XXX/101, XXX/102, XXX/103, XXX/104, XXX/105, XXX/106, XXX/110, XXX/120, 866/10B, 866/11B, 866/12B

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).



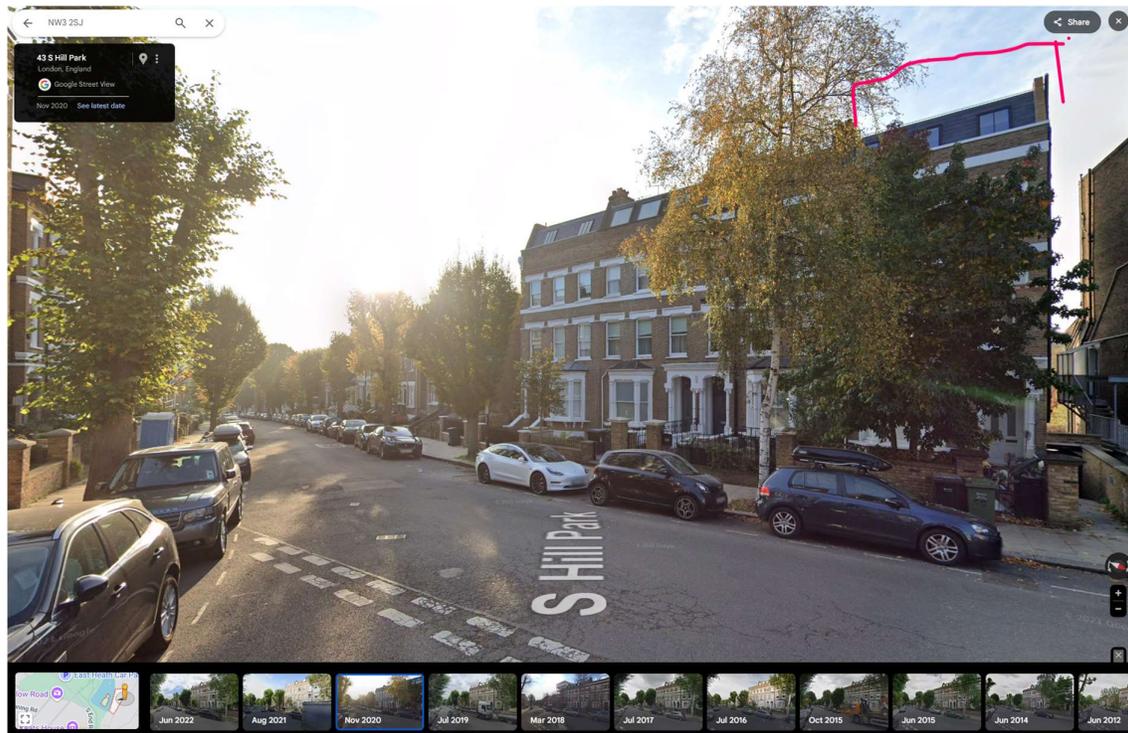
INVESTOR IN PEOPLE

During the course of construction, various changes were made to the approved scheme; the principal change being the construction and subsequent use of the flat roof of the new extension as a roof terrace. There are several instances of such changes / use, including on the immediately adjoining property and on properties on the opposite side of the road.

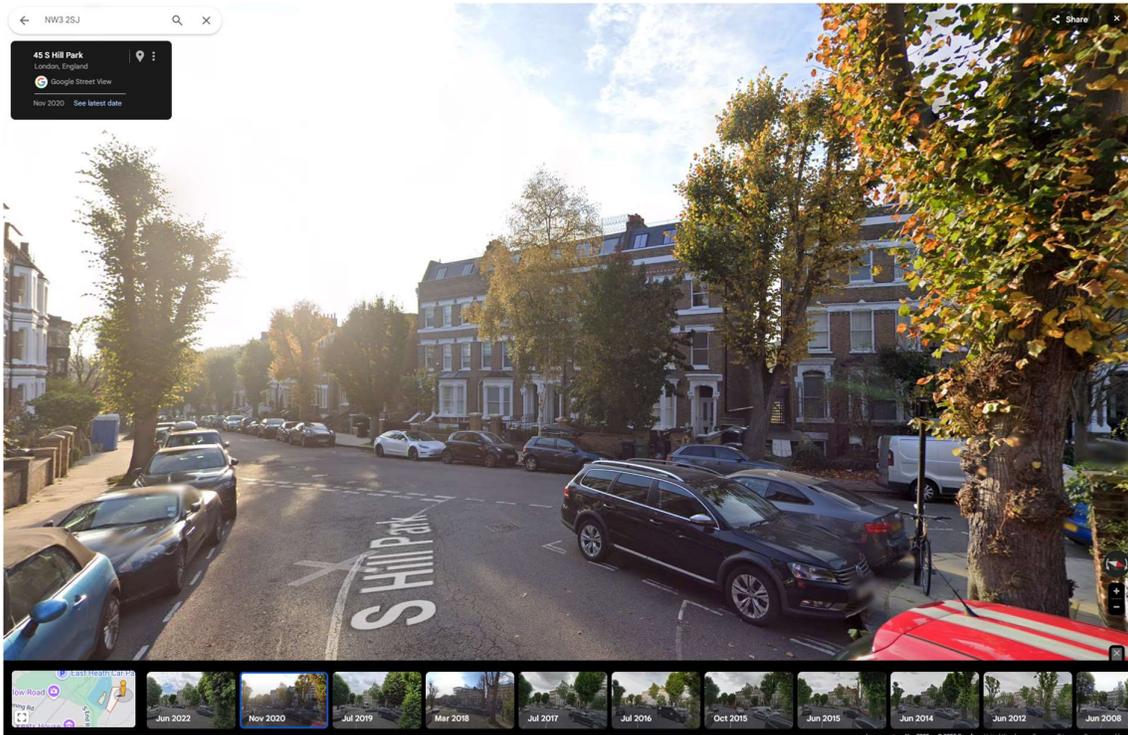
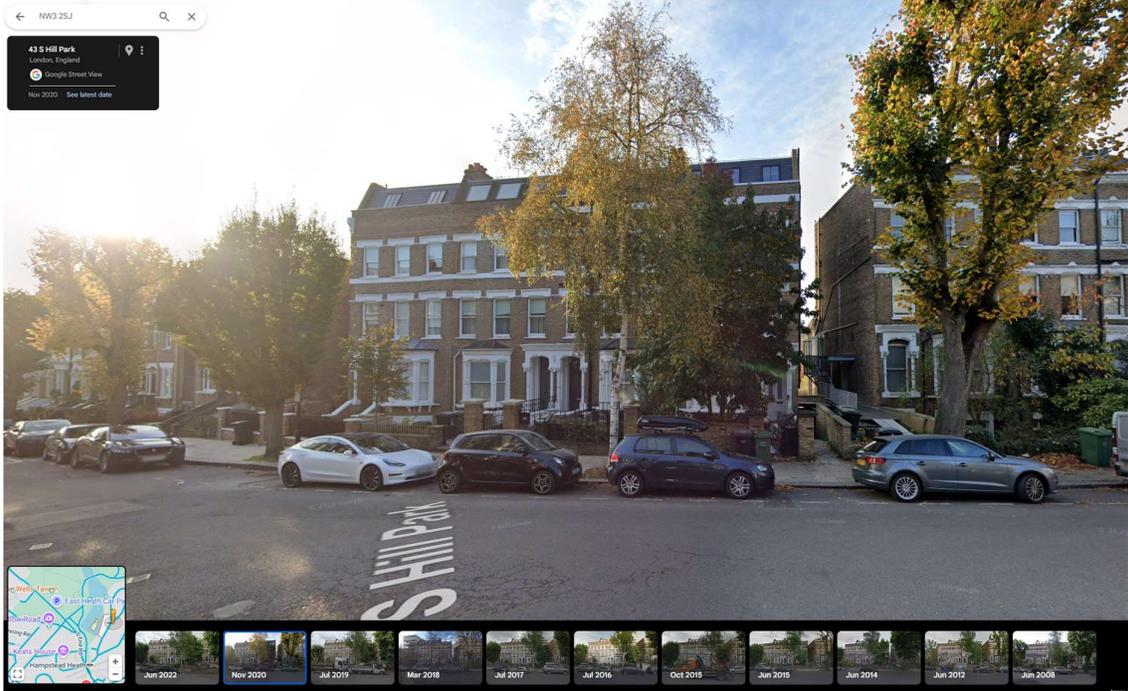
All the construction works for the roof terrace were completed over four years ago and subsequent use of the new roof level roof terrace has been continuous since then.

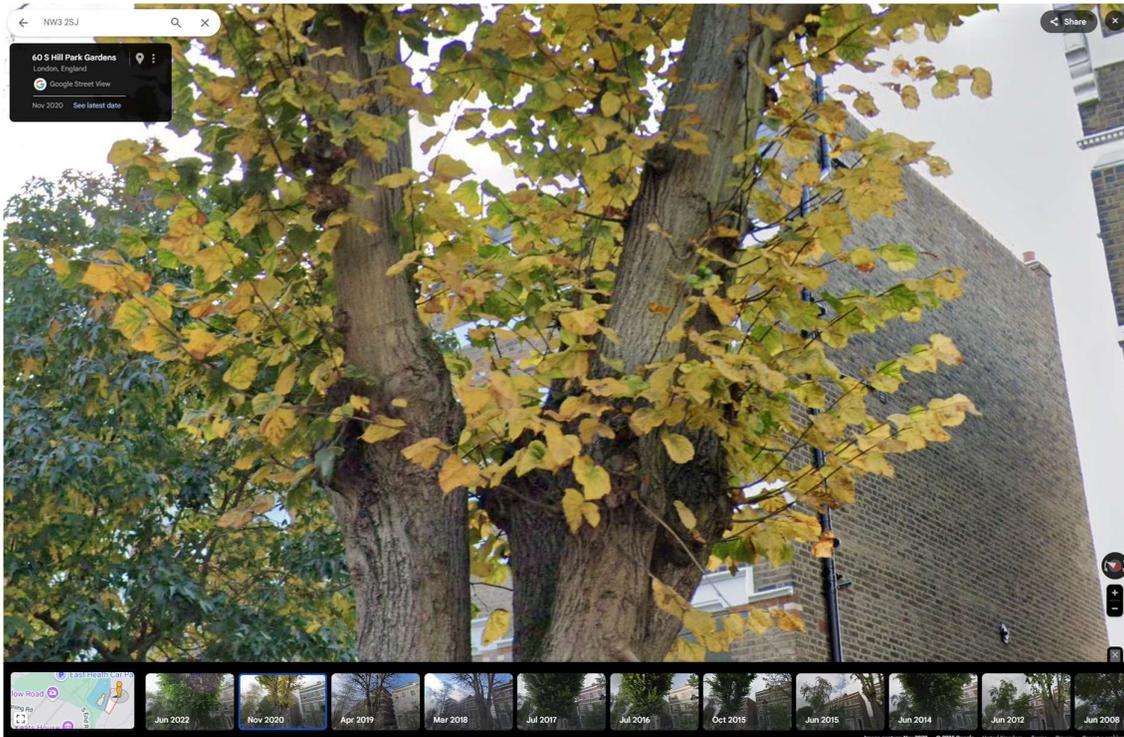
The following photographs including photographs from Google clearly demonstrate that the structure has been in place for over four years and are submitted in support of this application.

Google Street View November 2020



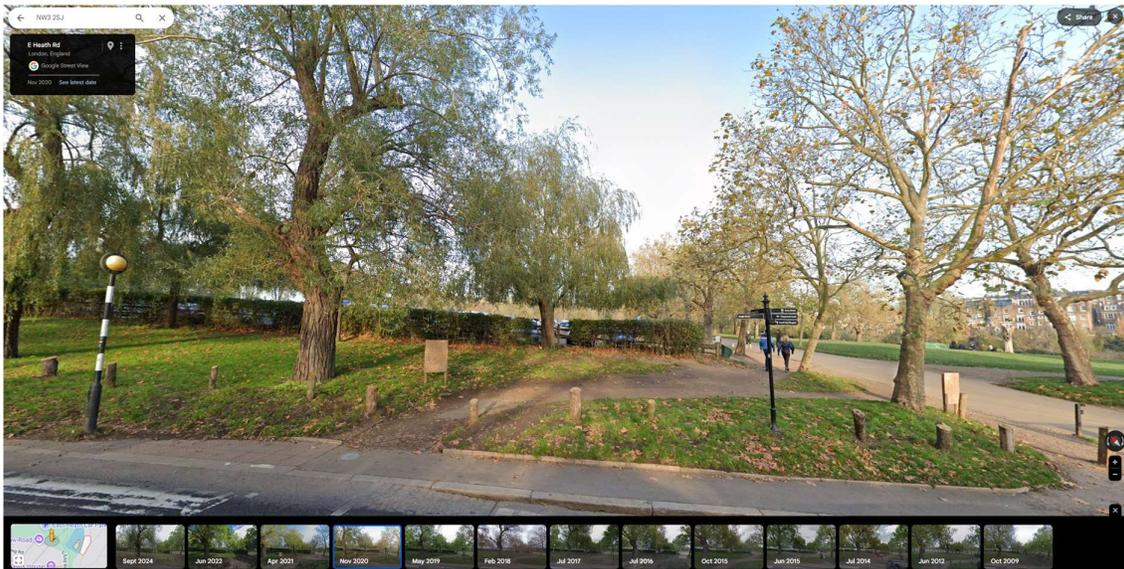
Showing the roof extension and set back railings (applicant property of the right hand house of the terrace of four)

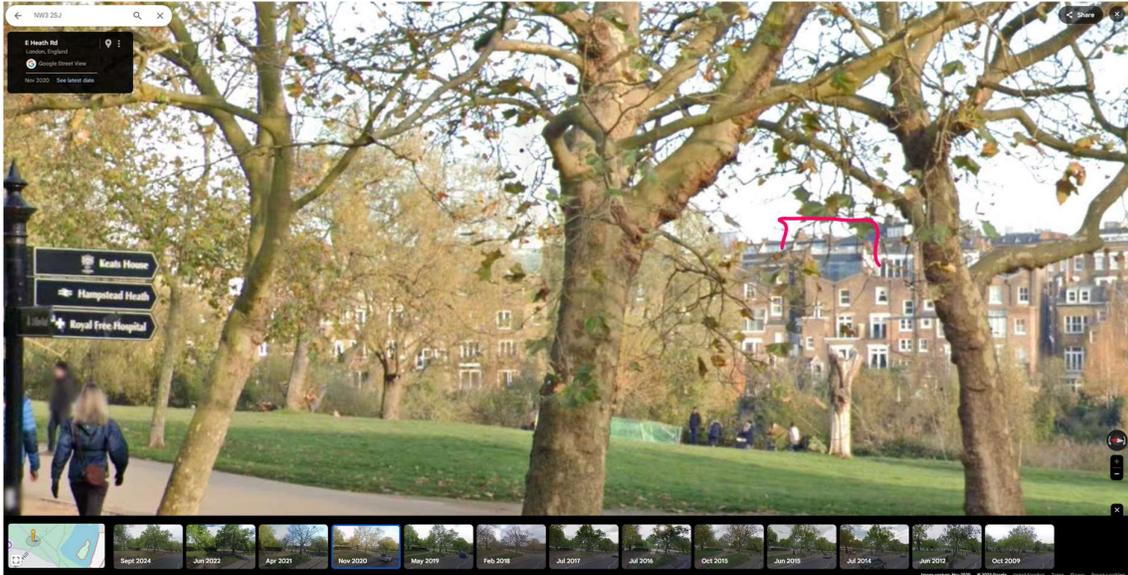




Showing railing on flank wall

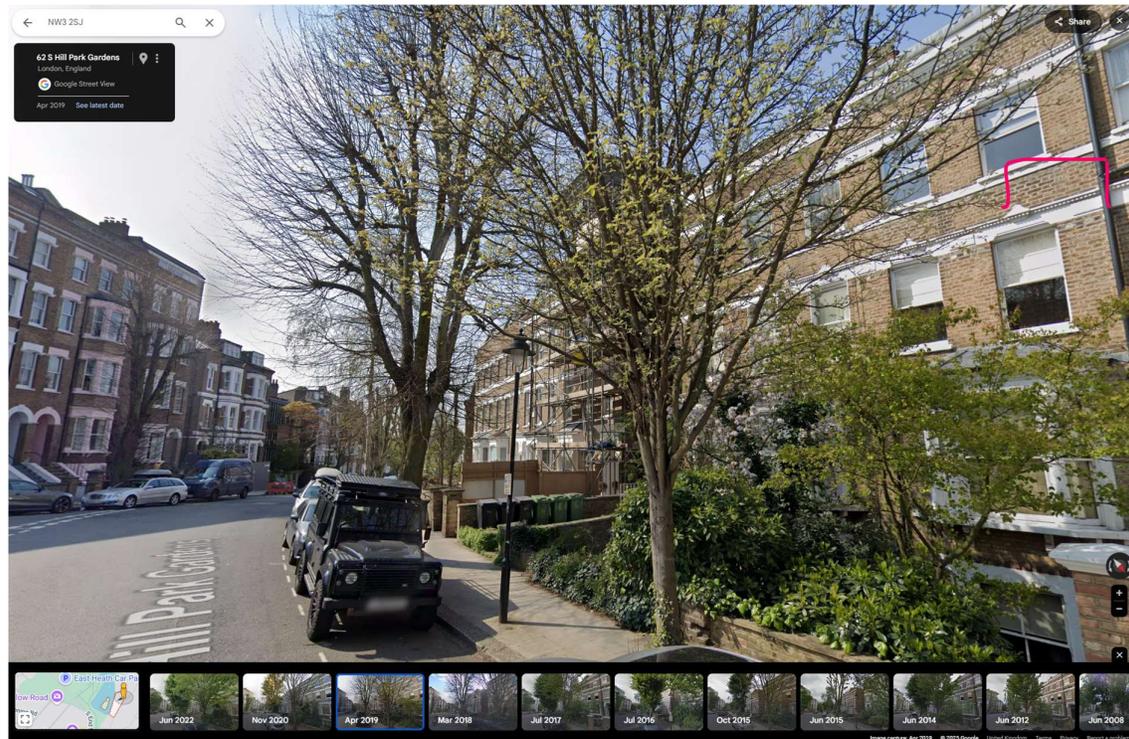
Google Street View November 2020 giving context to other photographs of the view of rear taken from East Heath Road



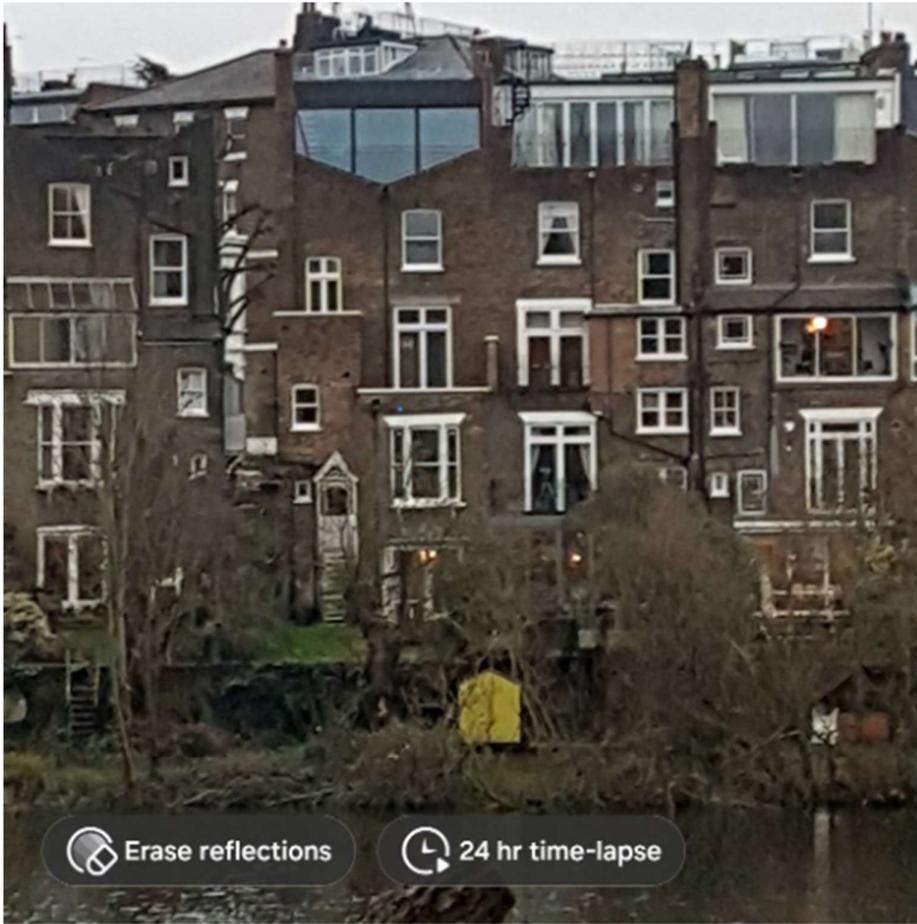


Extract of Google View Picture of November 2020

Google photograph taken April 2018 showing scaffolding used for construction works at the property.



Camera Phone photograph dated 21st December 2020



Monday, 21 December 2020 · 14:26

[Edit](#)

20201221_152622.jpg

/Internal storage/SdCardBackUp/DCIM/Camera

Samsung SM-G935F

1.71 MB | 2268x4032 | 9MP

ISO 64 | 26mm | 0.0ev | F1.7 | 1/50 s

Add tag



Monday, 21 December 2020 · 14:28

[Edit](#)

20201221_152803.jpg

/Internal storage/SdCardBackUp/DCIM/Camera

Samsung SM-G935F

1.80 MB | 4032x2268 | 9MP

ISO 80 | 26mm | 0.0ev | F1.7 | 1/50 s