

**Date: 06/09/2022**  
**Our ref: 2022/2001/PRE**  
**Contact: Fergus Wong**  
**Direct line: 020 7974 2968**  
**Email: [fergus.wong@camden.gov.uk](mailto:fergus.wong@camden.gov.uk)**

Dear Mr. Norden,

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

**Re: 28 Parliament Hill, London NW3 2TN**

Thank you for submitting a pre-planning application enquiry for the above property which was received with payment of £475.00 on 10 May 2022. I apologise for the delay in dealing with this enquiry.

Site

The application site is a four-storey, semi-detached single family dwellinghouse situated on the southeast side of Parliament Hill. It is unlisted, however it lies within the South Hill Park Conservation Area. It is identified as a positive contributor within the South Hill Park Conservation Area Statement.

The surrounding area is primarily residential in nature, with the prevalent character of properties on both sides of Parliament Hill being attractive semi-detached villas of a similar style.

Development Description

Pre-application advice is sought for the reinstatement of original style full-width entrance steps, a two-storey rear extension, mansard roof extension with associated roof terrace, replacement of rear windows and internal works.

Assessment

**Design and Conservation**

- Rear extension
  - A full-width, two-storey extension is proposed to the rear. It is presumably to be formed of brickwork at lower ground floor level, with a half-width solid element and a half-width conservatory at upper ground floor level.
  - From satellite imagery, there are a number of two-storey extensions along this side of Parliament Hill.
  - The principle of a two-storey rear extension is acceptable in design terms. However, it would be preferable if the extension at upper ground floor level is confined to being half-width. This would serve to retain the important visual hierarchy when viewing the rear elevation of the property, with the bulk of the mass confined to lower ground floor level.
  - The introduction of a conservatory at upper ground floor level is also unconventional and it would be preferable for this lightweight glazed element to be situated at lower ground floor level instead. The preferred form of the two-storey rear extension would therefore comprise of a two-storey, half-width solid element and a single-storey half-width glazed element at lower ground floor level.
  - The extent of the fenestration at lower ground is acceptable; however this should be centred on the elevation. It would also be preferable if the frames of fenestration were slimmer, or if fewer panes were proposed.
  - The spiral staircase proposed to the rear is uncontentious.

- Mansard roof
  - The principle of a mansard roof extension is acceptable, given the prevalence of mansard roofs to properties on both sides of Parliament Hill.
  - The two front dormer windows align with the pattern of fenestration below and is acceptable in design terms. It would be preferable if the fenestration to the rear better aligned with the windows below, perhaps also through slightly reducing the width of the doors proposed to the north side (closer to no. 30).
  - The front dormer windows should be vertically sliding timber sash windows.
  - A glass balustrade is proposed to the terrace. This would be unacceptable in design terms, and should be amended to black metal railings instead, to match the railings to the adjacent property as shown on the drawings.
- Alterations to rear windows
  - The proposal to increase the width of the opening of the rear windows from two panes to three is discouraged. Part of the attractiveness of the rear elevation of the property is owing to the prevailing vertical form and pattern of the windows. By widening the openings of these windows, this would introduce a horizontal emphasis to the pattern of fenestration, which would be out of character when compared to the existing fenestration and appearance of the rear elevation, as well as the rear elevations of the neighbouring properties. There would be limited scope to alter the existing rear windows.
- Other works
  - The works to widen the front entrance stairs to restore the original width and appearance, as well as matching the adjacent properties, would have a positive impact on the appearance of the property.

## **Residential Amenity**

- Rear extension
  - Any impact on the adjacent windows cannot be accurately determined, given that the rear elevations/rear building line of the adjacent properties have not been shown on the drawings.
  - With a full planning application, the rear elevations and windows to the adjoining properties should be shown on drawings, in order to accurately assess any amenity impact to neighbouring properties. In particular, it should be demonstrated that the proposed form of the rear extension would not breach the 45-degree rule in relation to the neighbouring windows.
  - Notwithstanding the above, the drawings appear to show the extension to be set back from the side boundaries by approximately 0.8m, which would minimise the impact on neighbouring properties in terms of sense of enclosure and loss of light. Should the ground floor element be amended to be half-width then this would also serve to further reduce this impact.
  - There would be no loss of privacy as a result of the rear extension.
- Mansard roof
  - The proposed rear dormer is unlikely to have any negative impact on residential amenity in terms of loss of light, outlook or privacy.
  - Other properties along this side of Parliament Hill have terraces at roof level, including at the adjoining property no. 30. Given that the view from the terrace would be similar to the view from the windows below, it is not considered that the proposed roof terrace would lead to any loss of privacy to neighbouring properties.

## Conclusion

The principle of a rear extension to this property is acceptable. However at upper ground floor level this should be confined to being half-width to preserve the visual hierarchy of the rear elevation of the property. The glazed element of the extension should be at lower ground level rather than upper ground floor level. The mansard extension and associated roof terrace is acceptable in design terms, subject to the insertion of black metal railings instead of a glass balustrade. The alterations to widen the existing rear windows is unacceptable in design terms. The widening of the main entrance steps is an improvement in design terms.

Insufficient detail has been submitted to accurately assess any amenity impact on neighbouring residents, and with a full planning application drawings should show the rear elevations and building lines of the adjoining properties in order to make a full assessment of any amenity impact on adjoining windows. The mansard extension and terrace would not lead to any negative amenity impact.

Please see Appendix 1 for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

**Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

Yours sincerely,

Fergus Wong

Planning Officer  
Planning Solutions Team

## **Appendix 1:**

### Planning History:

#### **TP/100034/NW/15664 – Granted 30 November 1959**

Alterations including the raising of the roof at third (top) floor level at No.28 Parliament Hill, Hampstead

#### **P9600890 – Appeal Allowed 11 December 1996**

Alteration of front access steps to ground and basement entrances, plus erection of handrails, as shown on drawing Nos: 179/001,002, P/1, P2.

#### **C9600891 – Appeal Allowed 11 December 1996**

Partial demolition of front access steps to facilitate alterations, as shown on drawing Nos: 179/001,002, P/1,P/2.

#### **2022/1382/P – Certificate of Lawfulness Issued 10 June 2022**

Erection of studio outbuilding in rear garden.

### Relevant Policies and Guidance:

#### **National Planning Policy Framework (2021)**

#### **The London Plan (2021)**

#### **Camden Local Plan (2017)**

A1 - Managing the impact of development

D1 - Design

D2 – Heritage

#### **Camden Planning Guidance (2021)**

CPG – Design

CPG – Amenity

CPG – Home Improvements

#### **Hampstead Neighbourhood Plan (2018)**

Policy DH1: Design

Policy DH2: Conservation Areas and Listed Buildings

#### **South Hill Park Conservation Area Statement (2001)**

### Planning application information:

The following documents should be included with the submission of a full planning application:

- Completed full planning application form
- The appropriate fee
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans and roof plan (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access statement (necessary for Major applications, Listed Buildings, development within conservation areas, change of use applications (with physical changes), and development of over 100sq. m).

Please see the following link to supporting information for planning applications:

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built->

[environment/planning-applications/making-an-application/supporting-documentation--requirements-/](#)

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).