

Application ref: 2022/3584/P
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Date: 6 February 2023

Development Management
Regeneration and Planning
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planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Gennaro Esposito
42 Parkhill Road
London
NW3 2YP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42 Parkhill Road
London
NW3 2YP

Proposal: Erection of single-storey lower ground floor rear extension the installation of iron railings at upper ground floor level to form a terrace and installation of an rear external staircase.

Drawing Nos: ExP-100-revC; ExE-200-revB; ExS-300-revC; ExP-050-revB; PrP-100-revB; PrP-900-revC; PrE-400-revD; PrP-1100-revC; PrS-1200-revC; Design and Access Statement dated Jan 2023 prepared Oliver Burston Architects; Planning Statement dated Jan 2023 prepared Oliver Burston Architects; Material Detail dated Jan 2023 prepared Oliver Burston Architects

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;

ExP-100-revC; ExE-200-revB; ExS-300-revC; ExP-050-revB; PrP-100-revB; PrP-900-revC; PrE-400-revD; PrP-1100-revC; PrS-1200-revC; Design and Access Statement dated Jan 2023 prepared Oliver Burston Architects; Planning Statement dated Jan 2023 prepared Oliver Burston Architects; Material Detail dated Jan 2023 prepared Oliver Burston Architects.

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.

- 4 Prior to relevant part begun, full details in respect of the living roof on the side annex shall be submitted to and approved by the local planning authority. The details shall include-

- i. a detailed scheme of maintenance;
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
- iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies CC1, CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017.

- 5 Prior to the first use of the roof terrace hereby approved, details of a privacy screen to prevent unacceptable overlooking into neighbouring properties shall be submitted to and approved in writing with the Local Planning Authority. The roof terrace shall not be used or accessed, other than for emergency egress, until the approved privacy screen has been fully installed and the approved privacy screen shall thereafter be retained for the duration of the development.

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

Informative(s):

1 Reasons for granting permission;

The extension would be single storey, built in brick to match the host property and would have aluminium doors and one rooflight. It is noted that many neighbouring properties have constructed similar rear extensions such as at nos 40, 48, and 50 Parkhill Road.

The extension is considered to be subordinate in scale and location to the host building. The green roof on top would enhance the biodiversity of the site and wider area. Details of this would be secured by condition. As a result, the proposed rear extension is considered acceptable in terms of scale, design and materials and will not harm the character or appearance of the host building and conservation area.

The terrace, in terms of size, design, location and material to be used is considered to be acceptable as it would have a minimal impact on the aesthetic of the property. The proposed replacement staircase is appropriate and sympathetic to the age of the building in respect of its materials, scale, siting and detailed design.

Due to the location and size of the extension it would not harm the amenity of adjoining residential occupiers in terms of the loss of light, outlook or privacy or added light spill.

The proposed terrace has been set in from the neighbouring boundaries, to ensure limited impact. Additionally the privacy screens will limit any overlooking from the terrace. As a result due to its size and location of the terrace and the privacy screens, it is considered that it would not harm the amenity of any neighbouring properties by way of overlooking, added sense of enclosure or noise.

Further details shall be required by way of condition to secure details of the privacy screen.

Additionally, the external staircase is not considered to cause harm to the amenity of neighbouring occupiers in terms of a loss of outlook, daylight, or privacy.

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 2013.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2, A3 and A1 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 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).
- 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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer