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Sent via planning portal only:

Dear Sir/Madam

PLANNING APPLICATION – THE TOWN AND COUNTRY PLANNING ACT 1990

ALTERATIONS TO EXISTING ROOF, ERECTION OF SINGLE STOREY ROOF EXTENSION AND REPLACEMENT OF 2ND FLOOR REAR ELEVATION WINDOWS

TOP FLOOR FLATS, 56 AND 58 PARLIAMENT HILL, LONDON, NW3 2TL

Please accept this covering letter as an accompaniment to this planning application for the proposed extensions and alterations at the top floor flats at 56 and 58 Parliament Hill, London, NW3 2TL ('the site'). This letter provides a summary of the site and the proposed development.

Please also find enclosed for your consideration a completed application form, CIL Form and a full set of existing and proposed plans.

The Site

The site is located on the east side of Parliament Hill and comprises of a five storey (lower ground floor plus four storeys), pair of semi-detached properties at 56 and 58 Parliament Hill, both of which have been subdivided into a series of flats. This application relates to the two upper floor flats across the pair of properties, located on the second and third floors.

The site is located within the South Hill Park Conservation Area (sub area two) and whilst the building is not statutory listed, it is identified within the Conservation Area Appraisal (as part of the even houses between no's 18-70) as a positive contributor. Parliament Hill and the immediate surroundings is heavily characterised by residential development with Hampstead Heath Park located directly north of the site and Hampstead Heath Station located at the south end of Parliament Hill.

The site is located within the Hampstead Neighbourhood Plan Area.

Recent Planning History

56 Parliament Hill

On 10th May 2013, planning permission (2013/1088/P) was refused for the erection of a single storey ground floor rear extension, including the installation of a new door in the rear elevation at ground floor level to existing garden flat (Class C3). The application was refused for a single reason relating to the harmful impact the loss of the existing bay window would have on the character and appearance of the host building, the terrace and the wider South Hill Park Conservation Area. The decision was later dismissed at appeal in November 2013 (APP/X5210/A/13/2200022).

On 7th November 2014, planning permission (2014/6172/P) was granted for replacement of windows on the rear elevation involving the installation of two new doors to garden flat (Class C3).

58 Parliament Hill

On 12th January 2023 a lawful development certificate application (existing) (2021/5438/P) was refused for the retention of existing fencing around the third floor roof terrace. The application was refused on the grounds that the fencing around the third floor roof terrace was not substantially completed more than four years before the date of the application.

On 9th October 2023 a lawful development certificate application (existing) (2023/3642/P) was granted for building works for brickwork and fencing on the north elevation of the roof terrace on the basis that they were substantially completed more than four years before the date of this application.

The Proposal

This application seeks planning permission for alterations and extensions to the existing roof and replacement windows to the rear elevation of 56 and 58 Parliament Hill. The proposed development can be best described as:

‘Alterations to existing roof, erection of single storey roof extension and replacement of 2nd floor rear elevation windows’.

In detail, the proposed development consists of:

- Alterations to front pitched roof including raised ridge height and increase in pitch with roof tiles to match existing;
- Single storey glazed flat roof extension with grey aluminium frame doors and windows and standing seam lead cladding to front elevation;
- Raised chimney breast and roof party wall in matching brickwork;
- Erection of new and replacement black metal balustrading to roof terrace; and
- Replacement of four 2nd floor rear elevation windows with grey aluminium framed windows

Planning Policy

National Planning Policy:

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and

social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places) and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

The adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017, the Hampstead Neighbourhood Plan Area (2018), the South Hill Park Conservation Area Statement (2011) and the Camden Planning Guidance (CPG) Documents.

London Plan 2021:

- Policy D4 – Delivering Good Design
- Policy HC1 – Heritage Conservation and Growth

Camden Local Plan 2017:

- Policy A1 – Managing the Impact of Development
- Policy D1 – Design
- Policy D2 – Heritage

Hampstead Neighbourhood Plan Area (2018):

- Policy DH1 – Design
- Policy DH2 – Conservation areas and listed buildings

South Hill Park Conservation Area Statement (2011):

- SHP1 – New development
- SHP7- SHP10- Materials and Maintenance
- SHP15 - SPH17 – Roof Extensions

Camden Planning Guidance (CPG):

- Design CPG
- Home Improvements CPG

Planning Assessment

Design, visual and heritage impacts:

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 and Hampstead Neighbourhood Plan (HNP) Policy DH1. Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. These aims are further reflected in London Plan Policy CH1 and HNP Policy DH2.

It should be first identified that the existing properties form part of a symmetrical pair. In the interest of a high-quality design and maintaining the symmetry of these properties, the proposed development has been designed and submitted as a combined extension for both properties.

The proposed roof alterations to the front pitched roof seek to raise the ridge line and to slightly raise the pitch of this roof. Whilst the roof will be increased in height, it will still be set below the eaves levels of the adjacent turrets and will continue to maintain its subservience to the building. The increase in pitch is very minor and overall is a sensitive alteration which virtue of its location between the turrets either side will have a negligible visual impact from the street scene and the wider conservation area. As such, the proposed works to this part of the roof are considered to respect the scale, form and design of the existing roof form. Matching roof tiles are also proposed to ensure an appropriate finish.

Turning to the rear glazed roof extension, the scale and massing of this single storey addition has been designed to appear subservient to the main roof, set beneath the eaves levels of the turrets to the front of the property. The proposed extension is to be finished in glazing which visually contrasts to the existing building and allows the existing roof form to be appreciated. The transparent nature of the façade would further allow views through the structure and minimise the perception of the bulk when viewed from the limited vantage points from Tanza Road to the rear. The set back from the outer edge of the rear and side elevations of the properties would further help reduce the visual impact from this viewpoint. To the front elevation, standing seam lead cladding is proposed which is considered an appropriate material to give the structure a more traditional appearance when viewed from the front elevation, albeit with a limited visual impact due to it being set behind the raised pitched roof to the front.

The surrounding context is also an important material consideration. The proposed rear roof extension is also of a similar size and form as existing roof extensions to several properties along Parliament Hill, including, but not limited to, the properties at 48, 50, 52 and 54 Parliament Hill and would therefore be reflective of similar neighbouring development.

In the case of no.52 Parliament Hill, planning permission was granted in 2009 (2009/1628/P) for the erection of a rear roof extension. In granting permission, the delegated officer's report acknowledged that the neighbouring properties at 48 and 50 had both had roof extensions, but that the roof extension proposed to no.52 was considered a more sympathetic form of development insofar the extension was set back from the rear elevation (a design approach proposed under this application for 56 and 58), located behind the parapet and as a result the bulk created at roof level would be diminished. Overall, the extension was considered to preserve the character and appearance of the conservation area and subsequently approved.

Further to the south of the site, at no.32 Parliament Hill, planning permission was granted in 2014 (2014/2605/P) for the erection of a roof extension. The officer's report identified that the surrounding context forms a material consideration, acknowledging that there were existing similar roof extensions along Parliament Hill. It was further concluded that despite the proposed extension, the main visible profile of the roof would be retained and that when read in context with the full height vertical extensions to neighbouring properties, the proposed development would preserve the character and appearance of the conservation area.

The below provides an extract from the approved plans of the proposed (and now built) rear elevations at 52 and 32 Parliament Hill:



Roof extension 52 Parliament Hill

Roof extension at 32 Parliament Hill

Having regard to the above examples and the several other roof extensions built to the rear of properties along Parliament Hill, of which there are plenty, the proposed roof extension at no's 56 and 58 is wholly in keeping with the character and appearance of surrounding development to Parliament Hill and this part of the South Hill Park Conservation Area.

The proposed works to raise the existing chimney and the party wall by virtue of the modest increase in height and use of matching brickwork will have a neutral impact on the appearance of the property. The proposed black metal painted balustrading are low in height and not dissimilar in height and appearance to those to the existing roof terrace at no.56. The proposed balustrade is considered a sensitive addition to the roof whilst providing necessary safety measures for residents.

The existing 2nd floor rear windows are to be replaced by 4 aluminium framed windows finished in a grey to match that of the proposed glazed roof extension. Currently the existing windows are a mix of finishes, differing sizes and positioned in an ad hoc nature where this is no uniform appearance. The proposed replacement windows will result in a more coherent design to the fenestration to this floor and which relate more sensitively to the width and positioning of the windows below. This is vast improvement to the appearance of this elevation whilst it should also be acknowledged that there are similar contemporary style windows installed to the rear elevation of neighbouring properties 64 and 66 Parliament Hill.

For the reasons outlined above, the proposed development represents a high-quality design which is sympathetic to the existing building and the conservation area. The proposed works will preserve and enhance the character and appearance of the conservation area and the buildings positive contribution to the area. The development therefore complies with CLP Policies D1 and D2, the Design and Home Improvements CPG's, the aims of the South Hill Park Conservation Area Statement (2011) and HNP Policies DH1 and DH2.

Residential amenity:

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the

amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.

By virtue of the size, scale, massing and physical separation of the proposed works from neighbouring properties and gardens, the proposal will not have an adverse impact on neighbours through a sense of overbearingness, enclosure or loss of sunlight and daylight. No new windows are proposed which would result in a loss of privacy to neighbours.

For the reasons outlined above the proposed development will have an acceptable impact on neighbours in compliance with CLP Policy A1.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the building, the character of the conservation area, and neighbouring amenity. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully,

Stuart Minty
Director
SM Planning