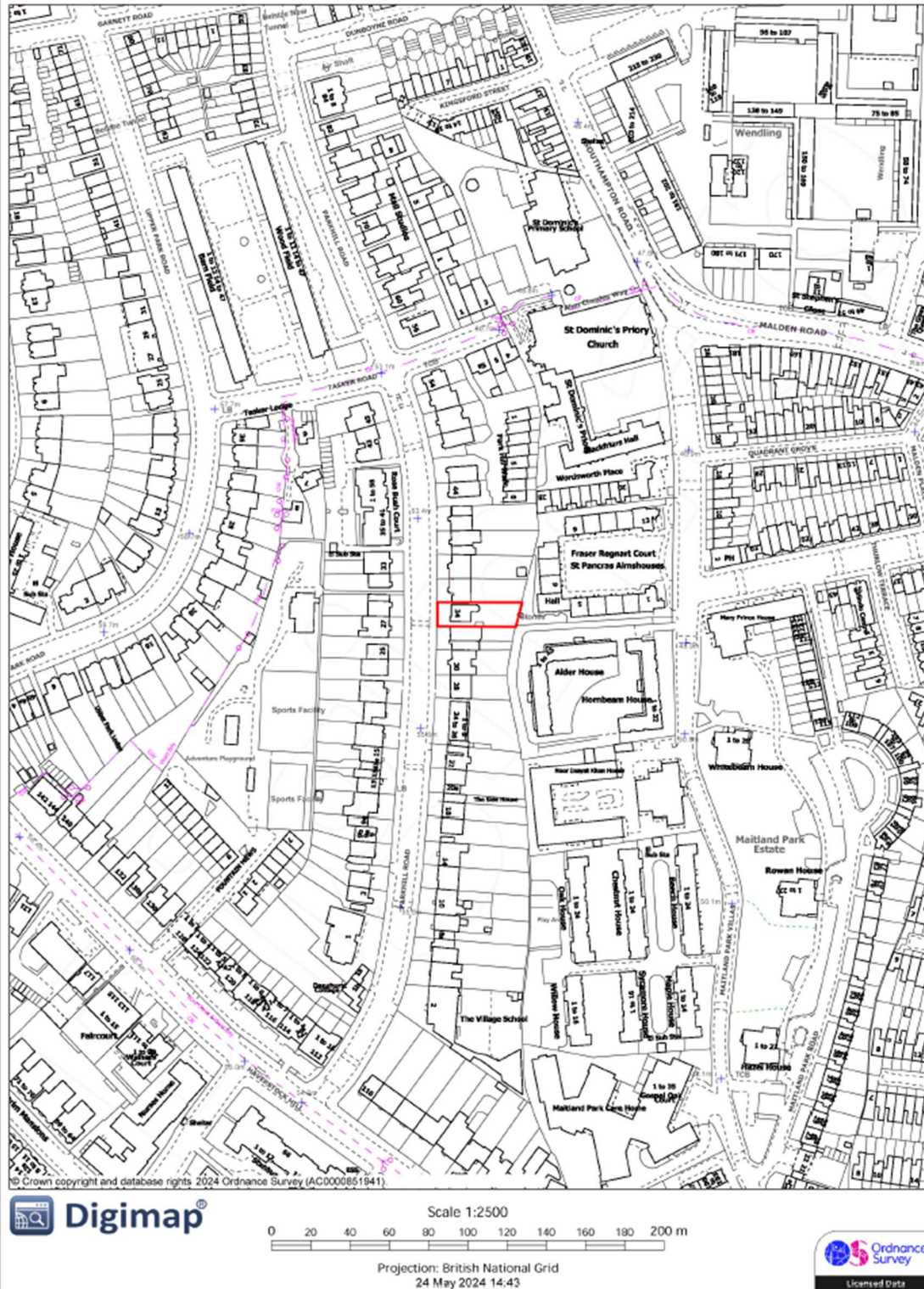


2024/2614/P

34 Parkhill Road, London, NW3 2YP



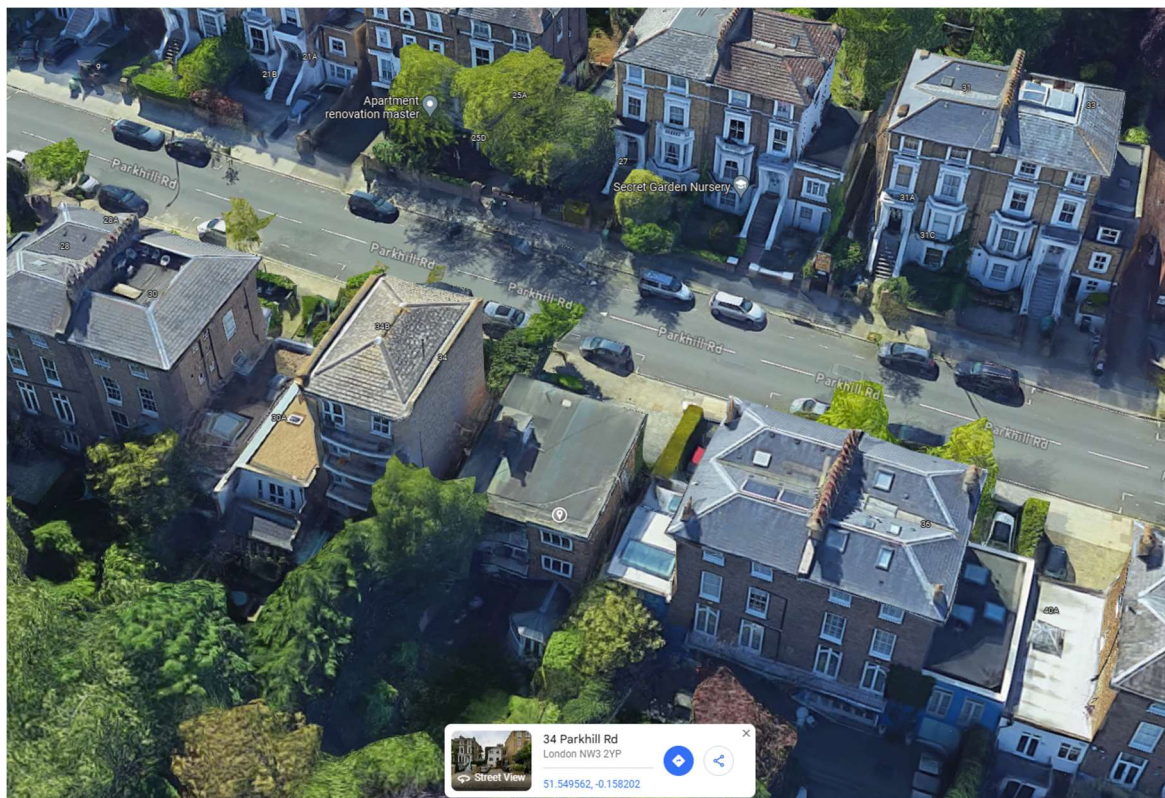


Image 1 – Aerial view showing the property on the edge of Parkhill Road at the rear

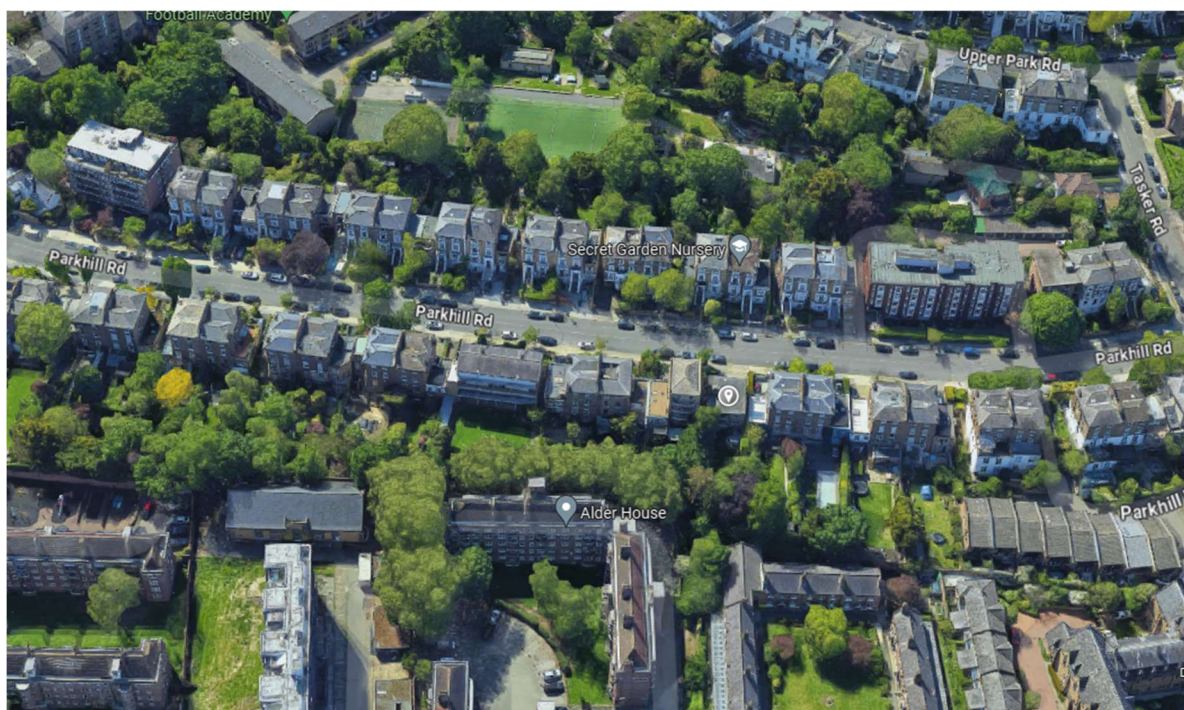


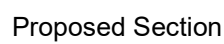
Image 2 – wider aerial showing the whole of Parkhill Road which this site backs onto



Image 3 - Existing rear garden viewing the rear elevation



Image 4 – Existing front garden with hedge at the front wall



Proposed Section

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		21/08/2024	
		N/A		Consultation Expiry Date:		28/07/2024	
Officer				Application Number			
Henry Yeung				2024/2614/P			
Application Address				Drawing Numbers			
Flat C 34 Parkhill Road London NW3 2YP				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s) Erection of a ground floor side and rear wraparound extension, and the installation of 4 rooflights on the proposed extension.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	01	No. of objections	01
Summary of consultation responses:		A Site Notice was displayed at the site from 03/07/2024 until 27/07/2024 and a Press Notice was published from 04/07/2024 and 28/07/2024. One objection was received from the Parkhill CAAC as outlined below. No other responses were received during the statutory consultation period.					
Parkhill CAAC comments:		A letter of objection was received from the Parkhill CAAC. Their objection can be summarised as below: <ul style="list-style-type: none"> Neutral Contribution: 34 Parkhill Road is identified as making a neutral contribution to the conservation area in the Parkhill and Upper Park Conservation Area Appraisal & Management Strategy. Heritage Statement: The submitted Heritage Statement is assumed to serve as the Design and Access Statement required in conservation areas; Camden Council to advise if this is incorrect. 					

- **Air Source Heat Pump:** The inclusion of an air source heat pump is welcomed, but the applicant must submit a report on its acoustic implications, which will be assessed by Camden Council.
- **Tree Removal:** The Conservation Area Strategy generally resists tree removal. The Birch tree on the site is mature and should be assessed by a professional arboriculturist for its value and life expectancy.
- **Flat Roofs:** The proposed flat roofs of the extensions are overbearing, affect the amenity of the first-floor balcony, and raise concerns about drainage and maintenance. Insufficient detail has been provided.
- **Side Extension:** The side extension may cause drainage and maintenance issues from roof run-off for the conservatory at No. 32. Insufficient detail has been provided.
- **Rooflights:** Potential light pollution concerns from rooflights over the kitchen. More details are needed about the upper floors at No. 32 and upper flats at No. 34 to determine if they contain habitable rooms.

Officer response:

The above comments are acknowledged. Planning considerations, such as design, the character and appearance of the dwelling and the wider conservation area, and the impact on neighbouring amenity, will be addressed in the assessment below. It is noted that the applicant has submitted the document for the design statement and access study for the wider conservation area, naming it as a Heritage Statement; therefore, it is considered acceptable in this case. The ASHP (Air Source Heat Pump) has been removed from the proposal as it requires additional documentation and reports to support the installation. It is advised that these be submitted in the future. Regarding the impact on the existing TPO (Tree Preservation Order), the Arboricultural Impact Assessment and Method Statement has been reviewed by Council's Tree Officer. Following this review, comments and recommended conditions have been added in the event of approval. Issues regarding drainage and maintenance of the adjoining neighbours form are not a material planning consideration in this instance.

Site Description

The site is located on the eastern side of Parkhill Road and pertains to the lower ground floor flat within 34 Parkhill Road. This flat is part of a large semi-detached building comprising self-contained flats across three floors. Due to the local topography, the rear garden of the site is situated at the lower ground floor level. The building also features an existing balcony at the upper floors on the rear. The site is within the Parkhill Conservation Area, to which it makes a neutral contribution. The property is not a statutorily listed nor locally listed building. The conservation area includes many mature trees between the rear gardens. The site contains a tree subject to a Tree Preservation Order (TPO) within the rear garden.

Relevant History

2022/4001/P: Erection of a single storey outbuilding in rear garden. **Granted** on 20-01-2023.

2009/4357/P: Erection of 2.2m high metal railing fence at rear garden along southern boundary between no. 32 and 34 Parkhill Road. **Granted** on 22-12-2009.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

A3 Biodiversity

CC2 Adapting to climate change

Camden Planning Guidance

Amenity (2021)

Design (2021)

Home Improvements (2021)

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

- 1.1 The proposal would involve the demolition of the existing ground floor rear extension and the construction of a full width single-storey rear extension and wrap around side extension. It would have a height of 2.8 meters, a maximum depth of 9.8 meters to the rear and would span the full width of the rear elevation of the building. To the side, the extension would infill the gap between the dwelling and the side boundary and would extend approximately 9.8m from the rear façade towards the front elevation, being setback by approximately 3.5m from the front façade of the dwelling. There would also be a small plant room located at the end of the side extension which would extend beyond the rearward extent of the main extension by approximately 1.25m and would have a width of 1.55m. The proposed area increase would be 45 square meters. A 1.8m high timber fence is also proposed along the southern boundary spanning from the rear elevation of the extension for approximately 2m.
- 1.2 During the course of the application, an amendment was sought to change the roof profile from a combination of pitched and flat profiles with a maximum height of 3.3m to an entirely flat roof at a reduced and consistent height of 2.8m.
- 1.3 The proposed extension would be built with timber cladding to match the existing property and would include the addition of four rooflights on top of the proposed extension, with slate tiles. The extension would feature aluminium windows, aluminium French doors, and sliding doors. The overhanging part of the extension would be constructed with brick to match the existing appearance.
- 1.4 The principal planning considerations material to the determination of this application are:
- Design and Heritage
 - Amenity
 - Trees

2. Design and Heritage

- 2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2 The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (CAA) paragraph 7.2 states that development proposals must preserve or enhance the character and appearance of the Parkhill and Upper Park Conservation Area. This requirement also applies to developments located outside the Conservation Area if they impact its setting or views into or out of the area. High-quality design and execution are essential for all new developments, regardless of scale.
- 2.3 The CAA at paragraph 7.2 (Infill and extensions) states that Infill development may be acceptable if it preserves or enhances the character of the conservation area. This may be the case if the existing gaps between buildings are of minimal importance, perhaps due to large extensions on adjoining properties, or if the infill would improve the overall appearance of the building by aligning with the height and details of adjoining extensions, such as cornices. Where infill extensions are deemed acceptable in principle, they should adhere to specific guidelines: they should be no more than two storeys high, with the highest point of the extension no higher than the cornice line of the front porch; they should be clearly subordinate to the design of the main building and read as an extension; and they should be set back from the front and rear building lines by a minimum of 1 meter, with a larger setback required in some cases.
- 2.4 The CAA at paragraph 7.2 (Rear garden spaces) Development that results in the loss of private open spaces in rear gardens is generally unacceptable, as these spaces contribute positively to the character and appearance of the conservation area. Any development within rear gardens should maintain the overall sense of openness and ensure that most of the existing garden space is preserved. Special attention should be given to developments in prominent rear garden locations, such as corner sites, where the visual impact may be more significant.

- 2.5 The proposed ground floor rear extension, although larger than neighbouring rear extensions in terms of area increase, its proposed depth of 3m from rear building line and maximum height of 2.8m are considered subordinate and respecting of the prevailing pattern of development of the terrace. Sufficient rear garden space with proposed patio would be retained, thus protecting the amenity of current and future occupiers. The use of material to match the existing rear extension is welcomed and given its low siting and location to the rear, the use of aluminium is considered acceptable and help differential it as a modern addition.
- 2.6 It is noted that many neighbouring properties along Parkhill have constructed similar rear extensions such as at No. 42 Parkhill Road (Ref: 2022/3584/P, Granted Permission on 06-02-2023) and no.30 Parkhill Road (Ref: 2018/5411/P, Granted Permission on 06-12-2018), therefore the proposed extension is considered to be in keeping with the scale of built form in the area. By reason of the extension's siting to the rear, it would not be immediately visible in public views, and would not impact on the character and appearance of the street scene or the wider Conservation Area. 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.
- 2.7 The proposed side extension would be set back from the front building line by 3.5m and would have a maximum height of 2.8m, appearing as a subordinate addition when viewed from the street scene. The proposed materials are appropriate and sympathetic to the age of the building, respecting its materials, scale, siting, and detailed design. The proposed side extension would be constructed of timber cladding to match the existing garden outbuilding. The side extension, in terms of size, design, location, and materials, is considered acceptable and would not cause harm to the character and appearance of the host property or conservation area.
- 2.8 The installation of rooflights on the proposed rear extension and to the main roof are considered acceptable in form and scale and will not impact the character of the host building or wider conservation area.
- 2.9 Special regard has been attached to the desirability of preserving or enhancing the Parkhill Road 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.
- 2.10 It is considered that the proposals would not result in harm to the character and appearance of the host property and would preserve the special character of the Parkhill Conservation Area, in accordance with policies D1 and D2 of the Camden Local Plan 2017 and the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011). The proposal also accords with the London Plan 2023 and the National Planning Policy Framework 2023.

3. Amenity

- 3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents, which includes factors such as privacy, overlooking and outlook.
- 3.2 The proposed rear extension's depth would match the depth of the existing extension at the neighbouring property, No. 32 Parkhill Road and as such would no result in loss of light or outlook, or appear overbearing. Additionally, there is an existing rear extension at the application site (to be demolished) measuring 4.5 meters located at the shared boundary with No. 36 Parkhill Road. The proposed extension would be of lesser depth than the existing extension and would be minimally increased in height. Given its modest depth, height of the existing boundary walls, and that neighbouring properties feature existing rear extensions of a similar depth and height, it is not considered that the proposals would lead to any new impacts on neighbouring amenity with regards to daylight/sunlight, outlook, or privacy. There would be a condition to ensure the roof would not be used as a roof terrace to avoid potential overlooking to neighbouring properties.
- 3.3 It is considered that the proposed development would not lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with policies A1 of the Camden Local Plan 2017.

4. Trees

- 4.1 Policy CC2 of the Local Plan seeks to protect existing green spaces and promoting new appropriate green infrastructure and adaptation measures to ensure sustainable development principles. Policy A3 require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout.
- 4.2 The proposed extension will occupy only a small percentage of the rear garden. Therefore, while a portion of the garden will be lost to this proposal, a sufficient amount of usable garden space will be retained.
- 4.3 The scheme involves the removal of T3, a birch tree in the rear garden, to facilitate development. Although the tree has minimal visibility from the public realm and does not significantly contribute to the character and appearance of the conservation area, its loss should be offset by replacement planting, with details to be secured via condition. The impact on the trees to be retained is deemed acceptable, and the tree protection measures provided are sufficient and approved by Council's Tree Officer to ensure that these trees will be adequately protected throughout the development. These tree protection measures will be secured via condition.

5. Recommendation

- 5.1 In conclusion, the proposed works would preserve the character and setting of the host building and the character and appearance of the Parkhill Conservation Area. As such, the proposals are considered to accord with the requirements of Policies A1, A5, D1, D2 and CC2 of the Camden Local Plan 2017 and Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011). The proposal also accords with the London Plan 2023 and the National Planning Policy Framework 2023. It is therefore recommended that planning permission be granted subject to relevant conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/2614/P
Contact: Henry Yeung
Tel: 020 7974 3127
Email: Henry.Yeung@camden.gov.uk
Date: 4 September 2024

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

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www.camden.gov.uk

Andrew Paine Architecture
Green Man Cottage
The Green
Horsted Keynes
Haywards Heath
RH17 7AS
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
34 Parkhill Road
London
NW3 2YP

DECISION

Proposal:

Erection of a ground floor side and rear wraparound extension, and the installation of 4 rooflights on the proposed extension.

Drawing Nos: Location Plan; Block Plan; 010; 020 Rev:A; 110 Rev E; 120 Rev C; 130 Rev E; Arboricultural Impact Assessment And Method Statement (prepared by Allaboricultural, dated 30/05/2024); Heritage Statement (prepared by Andrew Paine Architecture, dated 24/05/2024).

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:

Location Plan; Block Plan; 010; 020 Rev:A; 110 Rev E; 120 Rev C; 130 Rev E; Arboricultural Impact Assessment And Method Statement (prepared by Allaboricultural, dated 30/05/2024).

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "Arboricultural Impact Assessment and Method Statement" by Allarboriculture dated 30th May 2024 ref. AAAIA34PA1. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation. The applicant is reminded to include details of at least one replacement tree of a species, size and location to first be agreed with the council's tree and landscape officer.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1, D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.

- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 4 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.
- 5 The Biodiversity Gain Requirements (Exemptions) Regulations 2024 sets out a list of application types that are exempt or temporarily exempt from needing to create a biodiversity net gain.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer