

Delegated Report		Analysis sheet	Expiry Date:	26/08/2024
		N/A / attached	Consultation Expiry Date:	06/08/2024
Officer		Application Number(s)		
Henry Yeung		2024/2695/P		
Application Address		Drawing Numbers		
Top floor flats of 56 and 58 Parliament Hill London NW3 2TL		Covering Letter - 56 and 58 Parliament Hill 280624; EX-00 (Site Plan); EX01 (Existing Second Floor Plan); EX02 (Existing Attic Floor Plan); EX03 (Existing Roof Plan); EX04 (Existing Front Elevation); EX05 (Existing Rear Elevation); EX06 (Existing Side Elevation); EX07 (Existing Side Elevation); EX08 (Existing Section); EX09 (Existing Section); PA-00 REV:00 (Site Plan); PA01 REV:00 (Proposed Second Floor Plan); PA02 REV:00 (Proposed Attic Floor Plan); PA03 REV:00 (Proposed Roof Plan); PA04 REV:00 (Proposed Front Elevation); PA05 REV:00 (Proposed Rear Elevation); PA06 REV:00 (Proposed Side Elevation); PA07 REV:00 (Proposed Side Elevation); PA08 REV:00 (Proposed Section); PA09 REV:00 (Proposed Section);		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to including raising the height of the front roofslopes, erection of a single-storey roof extension, replacement of second-floor rear elevation windows, and installation of railing on no.58.				
Recommendation(s):	Refused			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	14	No. of objections	14
Summary of consultation responses:	<p><u>Aesthetic Impact:</u> The proposed application will significantly alter the appearance of the houses, making them out of keeping with the surrounding area.</p> <p><u>Subsidence and Flood Damage Concerns:</u> There are worries about potential subsidence due to the area's history and concerns about the planning application's failure to address water and sewage management, given past flood damage in the area.</p> <p><u>Objection from Co-owners at 58 Parliament Hill:</u> The co-owners of the Basement and Ground Floor flat at 58 Parliament Hill oppose the application due to poor design, inconsistency with the street's character, and previous disruptions from renovations by applicant.</p> <p><u>Unauthorized Constructions:</u> There are concerns about unauthorized constructions on the shared roof by applicant, including increased wall heights and a new brick structure visible from Parliament Hill.</p> <p><u>Conservation Area Impact:</u></p> <p><u>Roof Design and Extension:</u> The proposed steep pitched roof and large box-like rear extension would be highly visible and out of keeping with the area's architectural style, particularly the Italianate towers, harming the character and appearance of the conservation area.</p> <p><u>Visual Impact:</u> The extension would be visible from Parliament Hill, Tanza Road, surrounding homes, and potentially from Hampstead Heath, with prominence especially noticeable when illuminated at night.</p> <p><u>Unsympathetic Design Elements:</u> The extensive use of aluminium framing, glazing, and balustrading is out of character with the conservation area. The proposed second-floor windows clash with the existing sash windows.</p> <p><u>Policy Compliance:</u> The proposal does not meet Local Plan Policies D1 and D2, nor the South Hill Park Conservation Area Statement, which require development to respect local context, character, and heritage assets.</p> <p><u>Harm to Conservation Area:</u> The proposal causes harm to the significance of the houses and the conservation area, failing to preserve or enhance its character, and sets a concerning precedent for future developments.</p> <p><u>Officer response:</u> The above comments are acknowledged. Planning considerations, such as design, character and appearance, and impact on neighbouring amenity, will be addressed in the assessment below. Issues related to party wall matters and sewage management fall under civil matters and will therefore not be addressed in this report.</p>					

Local groups comments:	<p>An objection letter from The Heath & Hampstead Society:</p> <p><u>Support for Other Objections:</u> They agree with the many objections already submitted against the application.</p> <p><u>Roof Design Concerns:</u> The society objects to the new, steeper pitched roof, stating it is out of place in the Conservation Area.</p> <p><u>Visual Impact:</u> The proposed large roof extension will be visible from Hampstead Heath and will diminish the visual prominence of the towers.</p> <p><u>Conservation Area Impact:</u> The proposal will negatively affect the character of the Conservation Area.</p>
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Site Description

This application is a joint application for Nos. 56 and 58 Parliament Hill. The host property is a 4-storey building with a mix of hipped roofs, towers, and flat roofs, while many of the surrounding properties are with mansard roofs. The property lies within the South Hill Park Conservation Area, and is not listed or locally listed. The surrounding area is residential in character, and the site falls within the Hampstead Neighbourhood Plan area.

Relevant History

2014/6172/P-Replacement of windows on the rear elevation involving the installation of two new doors to garden flat (Class C3). Granted 11-07-2014

2023/3642/P-Building works (brickwork and fencing on the north elevation of the roof terrace) were substantially completed more than four years before the date of this application. Certificate of Lawfulness (Existing) 09-10-2023

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- D1 Design
- D2 Heritage
- H3 Protecting existing homes

Hampstead Neighbourhood Plan (2018)

- DH1 Design
- DH2 Conservation areas and listed buildings
- NE3 Biodiversity corridors
- NE4 Supporting biodiversity

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

South Hill Park Estate Conservation Area Appraisal and Management Strategy (2001)

Assessment

1.0 Proposal

1.1 The proposal is for:

- Alterations and raising the height of the roof on the front elevation
- Erection of a single-storey roof extension
- Replacement of second-floor rear elevation windows
- Installation of railing on no.58

1.2 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity

2.0 Assessment

2.1 Design & Heritage

2.1.1 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 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.1.2 Policy DH1 of the Hampstead Neighbourhood Plan 2018 requires proposals to respond and contribute positively to the distinctiveness and history of the character areas defined. The application site falls within character area No. 3 '19th century expansion'.

2.1.3 Policy DH1 states development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by: ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges; incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access, responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings; protecting the amenity and privacy of neighbouring properties; demonstrating how the proposal protects and enhances the views

2.1.4 Policy DH2 of the Hampstead Neighbourhood Plan 2018 requires: planning applications within a Conservation Area to have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies; new development to take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features that would make a positive contribution to the Conservation Areas; proposals that seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.

2.1.5 The Home Improvements CPG states that roof extensions should take into consideration: the existing roof form and any previous extensions to it; the roof visibility and prominence in relation to gardens, street scene and wider area, considering land topography; the pattern of development of neighbouring buildings to include historic extensions and new types of development; other roof extensions present at the neighbouring buildings which obtained permission through planning

application or permitted development.

2.1.6 The South Hill Park Estate Conservation Area Statement states 'Parliament Hill is characterised by red brick semi-slatted steeply pitched roofs and stucco surround to doors and windows. The Gothic style roof form on these properties is much steeper and more conspicuous than the Italianate form used in South Hill Park, resulting in a distinctive 'saw-tooth' roof profile. Many of the front gables retain elaborately carved badge boards, which is another characteristic feature of the 19th century Gothic Revival style.'

2.2 The proposed roof development includes a full width extension and an increase in the ridge height, featuring large amounts of glazing, black painted railings, and a box design for a contemporary aesthetic. While the proposed roof extension maximizes the property's curtilage, the materials and excessive size are considered inconsistent with the architectural style of the original dwelling and the surrounding area. The large glazing at a high level, flush with the main facades, are out of keeping with the character and appearance of the conservation area, which is predominantly made up of sizable 19th-century properties finished in traditional materials and window apertures. Given the large scale and bulk, and inappropriate glass box design of the rear elevation, the proposed roof works would appear overly dominant, incongruous, and unsympathetic to the original dwelling.

2.3 Additionally, as the property is located on the prominent corner of Parliament Hill and Tanza Road, the proposed development would be highly visible from several directions within the conservation area, appearing odd, disproportionate, and overbearing from these areas, resulting in detrimental visual impacts on the appearance of both the site and the surrounding area.

2.4 The proposed installation of railings at the top floor level is considered incongruous, inappropriate, and visually intrusive, unbalancing the form and composition of the host building.

2.5 Proposed windows on the second-floor rear elevation would be excessively large, would not follow the existing traditional window hierarchy and would appear incongruous within the street-facing elevation at the rear of the property.

2.6 The development would cause less than substantial harm to the South Hill Park Estate Conservation Area. In accordance with paragraph 202 of the NPPF, there are no demonstrable public benefits to outweigh this less than substantial harm, as the proposal is for an extension to a private residential dwelling.

2.7 Considerable importance and weight have been attached to the desirability of preserving or enhancing the character or appearance of the conservation area under Section 72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.8 The proposals are contrary to CPG guidance on roof extensions and the guidance found in the South Hill Park Estate CA & MS. The proposals cause harm to the character and appearance of the South Hill Park Estate CA. It is considered that the proposals would harm the character and appearance of the host building and the conservation area, contrary to policies D1 and D2 of the LB Camden Local Plan.

3 Amenity

3.1 Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG6 (Amenity).

3.2 Paragraph 7.17 of the Local Plan 2017 states "The way an area is designed and managed can have a significant impact on people's quality of life, health and wellbeing and planning has a

key role in promoting good physical and mental health by creating spaces and buildings which allow and encourage healthy lifestyles". The applicant is seeking the alterations and raising the height of the roof on the front elevation, erection of a single-storey roof extension, replacement of second-floor rear elevation windows, and installation of railing on no.58.

3.3 The application building is located within a residential setting, and the proposal would not impact the neighbouring properties in regard to sunlight/daylight, sense of enclosure, and noise nuisance. The distance and orientation of the terrace in relation to neighbouring windows would mean that there would not be harmful overlooking. As such, the application would be acceptable in amenity terms.

4.0 Recommendation

4.1 Refuse Planning Permission for the following reasons:

4.1 The proposed alterations at roof level including the changes to the front roofslope and the extension by reason of their inappropriate bulk, scale, massing and detailed design would cause harm to the architectural composition of the host building and the character and appearance of the South Hill Park Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

4.2 The replacement second floor windows due to their size and detailed design would cause harm to the architectural composition of the host building and the character and appearance of the South Hill Park Estate Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.