

4 Parkhill Walk



No. 4 Parkhill Walk



No.5 Parkhill Walk



4 Parkhill Walk

No.1 Parkhill Walk



No.3 Parkhill Walk



4 Parkhill Walk

No.5 Parkhill Walk



No.8 Parkhill Walk



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		10/03/2014	
		N/A / attached		Consultation Expiry Date:		20/02/2014	
Officer				Application Number(s)			
Neil Collins				2014/0327/P			
Application Address				Drawing Numbers			
4 Parkhill Walk London NW3 2YU				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of front porch infill extension, and associated alterations to fenestration.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	3	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 29/01/2014 and a press notice in the Ham & High on 30/01/2014. No comments have been submitted as a result of the public consultation.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Parkhill CAAC has objected to the application: <i>'The proposed porch infill would introduce a visually disruptive and incongruous element which would be harmful to the appearance of the unified façade of this terrace of eight houses'</i></p> <p><u>Officer Comment</u> The proposed infill extension follows a number of other similar infill extensions in the terrace. The alterations to date have been made in a controlled and managed manner and comprise continuity in their design and fenestration and, in turn, the terrace as a whole. The majority of properties within the terrace have now completed porch infill extensions and, therefore, this proposal would only contribute to regaining a unified design, as the terrace formerly possessed.</p>					
Site Description							

The application site comprises a two storey terraced property located off Parkhill Road, close to its junction with Tasker Road. Parkhill Walk forms part of a redevelopment scheme granted in 1973, comprising change of use including works of conversion and extension of nos. 44-50 Parkhill Rd, to 15 dwelling units, and the erection of a terrace of 8 houses.

The property is not listed but the site is located within the Parkhill and Upper Park Conservation Area and is currently occupied as a single family dwellinghouse. Number's 1-8 are identified within the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy as neither making a positive nor a negative contribution to the character and appearance of the conservation area.

Relevant History

CTP/F9/10/A/19534/R - The erection of a terrace of eight houses with associated parking and vehicular access on land at the rear of 44-54 Parkhill Road, to be known as Parkhill Walk, including the use of Shailey stock facing brick and copper coloured Broderick metal cladding as per sample submitted with letter dated 2nd October 1974 – Granted - 06/12/1974

No. 1 Parkhill Walk

2005/1701/P – Application for Certificate of Lawfulness for a proposed infill extension to the front of the existing property – Granted - 30/06/2005

No. 3 Parkhill Walk

2009/2687/P - Erection of an infill extension to the front at ground floor level and the replacement of rear ground floor window and door with timber framed French doors, to existing dwelling – Granted - 18/08/2009 – Granted - 17/08/2012

No. 5 Parkhill Walk

PE9900357 - The demolition of a refuse store and the erection of a front extension, including a new entrance door and two additional windows – Allowed on appeal - 21/02/2000

No. 6 Parkhill Walk

2012/3143/P - Erection of infill extension of the front recess porch to the west (front) elevation, at ground floor level to residential dwelling (Class C3).

No. 8 Parkhill Walk

PEX0100071 - Erection of a new wall to the front porch area including the installation of a new window – Granted - 13/03/2001

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance: Design – 2011

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy

NPPF – 2012

London Plan 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of an infill extension to the recessed porch on the front elevation of the dwelling in order to provide additional floor space for the dwelling.

2.0 Design

2.1 Policy DP24 of the Local Development Framework and Camden Planning Guidance (2011) states that extensions should be subordinate in size to the host building, should respect existing architectural features and should respect the established grain of the surrounding area. Policy DP25 of the LDF also needs to be considered and it states that character and appearance of the Conservation Area should be preserved and enhanced.

2.2 It is proposed to construct an infill extension to the front of the dwelling at ground floor level. The proposed extension would be approximately 3.2 metres wide and 1.6 metres deep and would provide extra space to the kitchen and entrance hall.

2.3 The proposed extension is not only considered to be modest in scale and sympathetic to the architectural features of the host building, but would also follow the design of previous similar porch alterations to other dwellings within the terrace. Therefore, it is considered that the proposed extension is appropriate to the host building and would maintain a sense of continuity in the design of the terrace as a whole. The proposed front door would be timber, which is also considered to be appropriate to the character of the conservation area.

2.4 It should be noted this type of extension has already been implemented at No's 1, 3, 5, 6 and 8 Parkhill Walk (please see relevant history above).

2.5 The proposed erection of an infill extension to the front at ground floor level is considered to comply with the provisions of Policies DP24, DP25 of Camden's Local Development Framework 2010.

3.0 Amenity

3.1 The proposed front extension would not alter the existing outlook from the front of the property and would therefore have no further impact upon the privacy of neighbouring occupants. The proposed infill extension would not extend further forward of the ground floor front wall of the property and would have no further impact upon the sunlight/daylight currently enjoyed by adjacent property.

4.0 Conclusion

4.1 The proposed addition is considered to be respectful of the character and appearance of the host property and surrounding Conservation Area. The proposal broadly complies with Policies CS5 and CS14 of Camden's Local development Framework Core Strategy and policies DP24, DP25 and DP26 of Camden's Local Development Frameworks.

4.2 It is recommended that the planning application is approved subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday xxxxxxx 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Studio Webb Ltd
Unit 21
Pall Mall Deposit
124-128 Barlby Road
London
W10 6BLApplication Ref: **2013/8077/P**
Please ask for: **Neil Collins**
Telephone: 020 7974

10 March 2014

Dear Sir/Madam

DRAFT
DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted**Address:
7 Flat
8 Hampstead Hill Gardens
London
NW3 2PL**DECISION**Proposal: Installation of rooflight to front roof slope.
Drawing Nos: **S.00; EX/GA.01; EX/GA.02; EX/GA.03; EX/GA.04; and DE.00; and KD.01**

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: S.00; EX/GA.01; EX/GA.02; EX/GA.03; EX/GA.04; DE.00; and KD.01

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)