

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>10/04/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/04/09	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrina Christoforou				2009/0292/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
82 Parkhill Road London NW3 2YT				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Change of use and works of conversion from two self contained residential flats to a single family dwelling, including erection of a single storey rear extension at lower ground floor level and new roof light at roof level.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	21	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No representations have been received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None required to be consulted					

### Site Description

The four storey semi detached Victorian residential property is located on the east side of Parkhill Road. Numbers 82 and 80 form the last pair of semi-detached Victorian properties that characterise the east side of Parkhill Road. Number 84, neighbouring to the north is a modern re-development in a similar style. The application property faces onto the grade II listed Woodfield block and backs onto to the terrace of Mall Studios Tasker Road which is within the Parkhill Conservation Area. The application site is not listed and falls outside of the boundary of the conservation area.

## Relevant History

Planning application 2008/3806/P was submitted in summer 2008 for the change of use and works of conversion from two self contained flats to a single family dwelling (Class C3), including erection of a three storey rear extension at lower ground, ground and first floors. The application was withdrawn following officers advice that the rear extension was not acceptable. The current application is a revised resubmission of this scheme with the proposed rear extension now reduced to a single storey.

## Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life  
SD6- Amenity for occupiers and neighbours  
H3- Protecting existing housing  
H7- Lifetime homes  
B1- General design principles  
B3- Alterations and extensions

Camden Planning Guidance 2006

## Assessment

The proposal is for the conversion of the property from two flats into a single dwelling with a single storey, lower ground floor rear extension. Internally, it is proposed to open up the attic space to combine with the existing second floor giving additional ceiling height. This does not require planning permission. The proposal also includes the addition of a new rooflight to the flat roof area of the main roof. This does require permission as is an external alteration to the roofscape, and is sought when the property is divided into flats.

### Change of use

The property would have originally been a single dwelling house but at some time in its history has been converted into two flats. There is no planning history in relation to this change of use although council tax records show maisonettes at basement and ground levels and at 1<sup>st</sup> and 2<sup>nd</sup> floor levels. It would appear from the floor plans provided that the flats were not entirely self contained as the rooms to the lower floors are all accessed from the communal hallway at ground level which is also used to access the upper levels. Policy H3 states that the Council will not grant planning permission for development that would involve the net loss of two or more residential units. The proposal would only result in the loss of one flat for which planning permission was never granted. No residential floor area would be lost and the property would be converted to its original use providing family sized accommodation. The principle of the change of use is therefore considered to be acceptable and is in accordance with policy H3.

### Lifetime homes

As the application includes conversion the applicants are required to show how lifetime homes standards has been incorporated into the design. The proposals do not involve significant alteration to the existing building. However, a lifetime homes assessment has been submitted with the application and demonstrates that the house could be adapted in the future to fully comply with the standards.

### Rear extension

The rear extension would be at lower ground floor level which is the same level as the garden. The structure would be 7m deep by 6.4m wide, almost full width being set in 0.6m from the line of the north facing flank. The extension would be 2.9m in height sitting below the upper ground floor windows. The extension would be timber clad, with timber cladding to the roof. The majority of the rear elevation would be taken up by aluminium framed glazed doors. A 1.5m deep glass panel would be inserted to the north facing elevation creating a glazed corner with the doors. The roof of the extension would include a centrally positioned 3.5m by 2m flush rooflight.

The proposed addition would be of significant depth at nearly 7m. However, the majority of the row of properties, with the exception of immediately adjoining number 80, has been extended to the rear. The additions all differ in design with pitched roofs, flat roofs and conservatories ranging from partial width to full width and from single storey to 1.5 storeys. In comparison to many of the neighbouring examples, the

proposed extension is considered to be fairly modest as it would be limited to a single storey and would be recessed from the flank. The extension would not exceed the maximum depth of other extensions in the vicinity.

The proposed materials and style are considered to be in contrast with the traditional London stock brick and conventional timber framed window pattern of the original house. The works would be limited to rear lower ground level with the upper three floors remaining unaltered. The property is not within a conservation area and the extension would not be where they would not be visible from the public realm. The materials are therefore considered to be acceptable.

#### Rooflight

The proposed rooflight would be located at roof level on the flat roof of the pitched roof. This rooflight would not be visible from any aspect, and is thus considered acceptable.

#### Amenity

The extension would be on the boundary with number 80. The addition would raise the height of the boundary from 1.8m to 2.9m. Number 82 sits to the north of number 80 with the rear elevations facing east. This combined with the limited additional height and distance from neighbouring windows/doors implies that the light and outlook of the adjoining property would not be significantly affected.

The proposed rooflight to the flat roof of the extension would be nearly 3m to the side of the upper ground floor windows of number 80 and would start 1.5m from the main rear elevation. As the rooflight is not immediately to the side below the neighbouring windows it is considered to be unlikely that light escape would cause a nuisance to the neighbour.

The building at number 84 does not adjoin the application property and is a minimum distance of 3m away behind the garden boundary of over 2m. The extension would have no impact of the residents of number 84 in terms of amenity.

#### Trees

Records show that the site includes a birch covered by a TPO. It appears that this tree is to the front of the property and may not be within the curtilage of number 82. The site is not within the conservation area the trees in the rear garden are not therefore covered by any specific guidance. However, all are at a minimum distance of 11m from the proposed extension and as a result are unlikely to be affect by the works.

#### Recommendation:

Grant planning permission.

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