

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 25th March 2008. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	30/01/2008
		N/A	Consultation Expiry Date:	10/03/2008
Officer			Application Number(s)	
Sharon O Connell			2007/5616/P	
Application Address			Drawing Numbers	
23 Parkhill Road London NW3 2YH			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of basement with front lightwell to provide additional floorspace to existing ground floor flat, erection of side extension at basement, ground and first floor level to provide a coach house, extensions and alterations to rear façade at first, second and third floor level including extension of balconies, alterations at roof level including infill extension and new rooflight, alterations at front ground floor level including an infill extension and alterations to the front entrance door and erection of a bin store in the front garden.				
Recommendation(s):		Grant conditional permission subject to Section 106 agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 14/12/07 to 04/04/07.</p> <p>Due to the extent of changes made to the application it was considered appropriate to reconsult on the application. Letters to adjoining occupiers and CAAC were sent and a site notice was erected on the 18th February, which expired on the 10th March.</p> <p>Objections receive from the occupiers of 21 and 25 Parkhill Road:</p> <ul style="list-style-type: none">- Concerns that the proposed extension will impact on the light and access of the approved, but not yet built extension at 21 Parkhill Road. (The proposed extension will not block light or result in any loss of amenity to the approved extension at 21 Parkhill.)- Concerns over the effect of the foundations of adjoining property (Not a material planning consideration)- Concerns of impact of noise and overlooking from the 2nd and 3rd floor balconies. (See amenity section of report)					
CAAC/Local groups comments:	<p>Parkhill CAAC</p> <ul style="list-style-type: none">• Infilling of the gap contrary to the Parkhill and Upper Park Conservation Statement (para 7.17)• Object to the rear extension which are out of character with houses in this street, and the excessive basement (CA statement para 7.14)• Object to the infilling of the roof profile which makes the roof higher than its neighbours and bulkier;• Object to the inset roof dormers at the rear. <p>(See design section)</p> <p>Belsize Residents Association</p> <p>We have no comments on this side extension, but we strongly object to the basement excavation, with its huge stepped ditch obtruding into the rear garden – 4 metres deep, with little sunlight even reaching most of it. Tree and Garden development in the rear of the garden and in adjoining gardens would be compromised, with ground water being drained off by this deep excavation. Apart, of course from the basic lack of sustainability that all such basements present – profligate use of energy, and long term carbon maximisation. We are supposed to try and combat climate change, not accelerate it.</p>					

	(See sustainability and trees/landscaping sections)
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Site Description

The site is a four storey building on the western side of Parkhill Road. The property was constructed following the grant of planning permission and conservation area consent on 23rd October 1986. The building is located within the Parkhill and Upper Park Conservation Area. It is in use as 4 self-contained flats (1 x 3-bed and 3 x 2-bed).

Relevant History

23 Parkhill Road Planning Permission and Conservation Area consent granted 23/10/1986 (Ref: 8601446) for the erection of a four storey semi-detached building comprising of two self-contained flats and two self-contained maisonettes with off-street parking for three vehicles in the front garden.

21 Parkhill Road Planning Permission granted on 21/06/2004 (Ref: 2004/1690/P) for demolition of the existing single storey garage and 2 storey side extension and the erection of a new 2 storey side extension, enlarged conservatory to the rear elevation, the creation of front and rear lightwell areas and associated works.

Relevant policies

Unitary Development Plan 2006

S1/S2 Sustainable Development
SD6 Amenity for occupiers and neighbours
H1 New Housing
H7 Lifetime homes
H8 Mix of units
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas
N5 Biodiversity
N8 Ancient woodlands and trees
T8 Car free and car capped housing
T9 Impact of Parking

Parkhill and Upper Park Conservation Area Statement

Assessment

Amendments

- Existing plans amended to show four self contained flats;
- The proposed front lightwell has been significantly reduced in size so it measures 2.5m x 2m and is located in front of the proposed basement bedroom window. This eliminates any lightwell on the side extension so only the ground and first floors are visible on the front elevation.
- The rear balconies at second and third floor level have been reduced to prevent overlooking into adjoining properties. The applicant has added planters to the side of the balconies at second and third floor level.
- The height of the proposed roof extension has been reduced by 0.45m;
- The basement extension has been extended on the front southern corner to provide a bathroom for the coach house;
- The window on the first floor of the side extension has been changed to match the existing on the first floor of the existing building.
- The ground floor window on the side extension has been changed to a door.
- The recessed front door has been removed so the front entrance is flush with the front elevation.

Design

Roof extension

There is an existing roof terrace, which results in an unusual roof form on the front and rear elevations. The proposed roof extension with reduced roof terrace as detailed above has been reduced in height. This ensures that the addition of the roof extension has only a minimal impact on the overall appearance of the existing roof from the front and rear elevation. Although slightly above the roof ridge of the adjoining property, due to the unusually shape of the existing roof, it is considered that the proposed roof extension will not have a detrimental impact on the character and appearance of the overall building or the Conservation Area. The rear apron of the roof is to be retained so no additional railings are required to comply with building regulations to enable the use of the roof terrace.

Front entrance

The alterations to the front elevation including the infilling of the corner of the property and relocation of the front entrance door are considered to improve the appearance of the front elevation of the building and are considered acceptable.

Side extension

As stated above significant amendments have been made to the proposed side extension. The proposed front lightwell has been significantly reduced in size so it measures 2.5m x 2m and is located in front of the proposed basement bedroom window, which is located in front of the main house. This eliminates any lightwell on the side extension so only the ground and first floor are visible on the front elevation.

The proposed side extension is more than one floor below the eaves level and is set back from the front elevation of the main building and is subservient to the main building, therefore complying with Camden Planning Guidance 2006. The glazing pattern of the window has been amended so it replicates the size and

glazing pattern of the existing windows at first floor level. The extension is considered in keeping with the appearance of the building and will not impact on the character and appearance of the conservation area.

Basement extension

The proposed extensions to the house includes the creation of a basement level. The floorspace of this level would have the same footprint as the existing house and the side extension. Light to the basement level would be via a lightwell at the front as described above and the excavation of part of the rear garden to allow windows and doors to face onto the garden. The existing rear elevation of the house is not traditional with terraces and large window/door openings on each level. Due to the appearance of the existing rear elevation and as the rear is not visible from the public realm it is considered that the amendments to the house and the rear garden are acceptable and will not have a detrimental impact on the character and appearance of the conservation area.

Alterations and extensions to the rear elevation

The existing building has a stepped rear elevation and the proposed extensions follow this style. The extensions at each level on the rear elevation of the properties in the context of the existing building are considered acceptable. The proposed balconies on the rear elevation of the property are a similar style to the existing balconies on the building and are considered acceptable. The balconies have been reduced in size to ensure the existing privacy of adjoining occupiers is protected. In addition planter boxes are proposed at 2nd and 3rd floor levels. These have a minimal impact on the appearance of the building.

The brickwork on the proposed extension will match existing, the basement and ground floor will be rendered and the windows and doors on the rear elevation will be composite aluminium/timber frame windows.

Trees/Landscaping

The proposals impact directly on a Cherry tree situated adjacent to/within a stepped area along the western boundary. This tree may be lost as a result of these proposals. The tree is a reasonable specimen however it does not make sufficient impact on the character of the area to meet the criteria for a TPO. Whether or not this tree has to be removed new tree planting will be required on the rear boundary as part of the approval of hard and soft landscaping (see below). There is a tree shown in the mid portion of the rear garden, which is actually in the rear garden of No 25. The proposals will not effect this tree (a Laburnum) due to its restricted root growth into the site. The construction activity, which will be required to implement these proposals, may impact on other trees within the site and also to two large Sycamores, one at the rear of the site and one towards the rear boundary of No 25. Fencing to cover the root protection zones of these trees could protect these trees. Any planning permission should be conditional on the submission and approval of a method statement for the protection of these trees. The method statement should also provide protection for two Cedars at the front of the property.

Any planning permission should be conditional on the submission and approval of hard and soft landscape details to include tree planting at the rear, a new tree at the front and also a hedge behind the front wall.

Residential Development Standards

The proposed units comply with the residential development standards with regards to size and levels of light.

Amenity

The proposed extensions do not result in any loss of daylight/sunlight to adjoining properties. The proposals will also not result in any overlooking into adjoining properties. In addition they will not detrimentally impact on the current levels of outlook of adjoining properties.

The basement and ground floor terraces are located behind the boundary wall and will not result in overlooking to the adjoining properties.

The terrace on the first floor of the side extension and the first floor of the main building would result in overlooking into the rear windows of 21 Parkhill. It is therefore recommended that a condition be placed on the decision notice requiring privacy screens to be erected on the side of both roof terraces facing 21 Parkhill.

The balconies at second and third floor level have been reduced in size and planters placed on the side elevation facing 21 Parkhill. The amendments will ensure that the current levels of privacy (and the privacy of the proposed extension at 21) will not be detrimentally impacted by the proposals.

It is considered that the proposed terraces will not result in additional noise nuisance to the surrounding neighbours.

Additional residential unit/Mix

The proposed extension will involve the creation of a two bedroom maisonette. This is considered to comply with policy H1. The reconfiguration of the existing space will in addition result in an increase in the number of larger units on site from 1x3-bed to 2 x 3-bed, this is welcomed.

Bin Enclosure

The proposal includes the erection of a brick bin enclosure with dark stained timber doors in the front driveway of the property. This has a minimal impact on the overall appearance of the property and the conservation area and is considered acceptable.

Transport

There is existing hardstanding for parking in front of the house and the existing four flats are entitled to apply for on street parking permits. To ensure the additional unit will not increase the demand for on street parking the applicant has agreed to sign a Section 106 agreement requiring the additional flat be car capped. The occupants of the property will therefore not be eligible to apply for residents parking permits, in compliance with Policy T9 of the Replacement Unitary Development Plan 2006.

Lifetime Homes

The proposed maisonette is capable of complying with lifetime homes standards in compliance with Policy H7 of the RUDP.

Sustainability

The design and access statement submitted with the application have stated that the following steps will be taken with regards to sustainability:

- The existing bricks of the rear façade of the building will be salvaged, cleaned and reused in the

construction of the new extension;

- All materials where possible will be specified using the green guide to specification;
- The proposed extensions and alterations to the façade (including windows) will improve the thermal performance of the overall building;
- The existing hard surfacing in the front garden is to be replaced by a permeable surface, improving water management.

As the proposal is not a major development the Council cannot require the applicant to provide onsite renewable energy. The proposed measures to be undertaken as detailed above are welcomed. It is considered that there is no substantial reason for refusal the application in regards to sustainability.

Thames Water

Thames Water has requested that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. An informative has been placed on the decision notice.

Recommendation:

Grant conditional permission.