

GARDEN FLAT, 74 PARKHILL ROAD, LONDON NW3 2YT

PLANNING STATEMENT

RE. A PLANNING PERMISSION APPLICATION FOR THE
ENLARGEMENT OF AN EXISTING REAR EXTENSION.



March 2014

Prepared by

INTRODUCTION

- 1.1 This Supporting Statement is submitted in terms of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order, 2013, to provide the background and rationale to the proposed extension and alterations to this residential dwelling.
- 1.2 It assesses the impact of the development and is intended to demonstrate its suitability to be granted planning permission.

THE SITE AND THE PROPOSAL

- 2.1 The application site is located within the Parkhill and Upper Park Conservation Area, which was developed, beginning in 1862, by William Lund, lessee of the Forsyth estate.
- 2.2 The 1842 Act that enabled Church lands to be let on long building leases, and the opening of the Hampstead Road station in 1851, afforded William Lund the opportunity, in 1852, to secure a 99-year building lease. Lund planned an estate called St. John's Park with parallel curving roads from Haverstock Hill to his boundary at the Fleet, linked by four cross roads. There were to be *c.* 280 buildings, consisting of 133 semi-detached villas and terraces, shops, and mews on the low-lying land by the river. Building began from the Haverstock Hill end and, by 1862, Saint John's Park (later Parkhill) Road and Fleet Road, as yet unnamed, were laid out, together with the southwestern half of Lawn Road and Upper Park Road. A guidebook of the 1860s on Haverstock Hill, described residents as 'City men such as stockbrokers, merchants, and commercial agents'
- 2.3 Currently Parkhill Road is still lined with the tall four-story Victorian semi-detached houses, with high raised ground floors and open columned porches. Blocks of flats have been inserted where original houses were ruined by bomb damage.
- 2.4 No. 74, on the eastern side of Parkhill Road, comprises a substantial four story, 'unobtrusively classical' semi detached house in brick with stucco ornament, designed and built, with Lund, by Richard Batterbury of Camden Town. The shared front garden is partially paved. The rear garden faces east-northeast.



Original 1862 Villas on Parkhill Road

2.5 Planning History:

Applications relevant to the Garden Flat, 74 Parkhill Rd. NW3 2YT, are as follows:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
F9/10/26/11908R	74 Parkhill Road N.W.3	The conversion of 74 Parkhill Road N.W.3 into 4 self contained flats.	FINAL DECISION	06/09/1971	Conditional
F9/10/26/25773	74 Parkhill Road, NW3	The erection of a 2-storey rear addition to provide additional accommodation for the basement flat.	FINAL DECISION	29/12/1977	Permission
2004/3302/P	74 Parkhill Road NW3 # 1, Garden	Erection of a conservatory to the rear.	FINAL DECISION	15/09/2004	Granted

2.6 Proposal:

The proposed development recommends a side extension of the upper floor of the existing rear/side extension.

THE MAIN PLANNING CONSIDERATIONS

- 3.1 The applicant has given careful consideration to the design of the proposal and the impact that it will have on the character of the house and its surroundings, including the street scene, and the amenities of the adjoining occupiers.
- 3.2 The proposal is considered to have little impact on the amenities of the surrounding occupiers. There is no loss of privacy, overlooking, visual intrusion or loss of outlook arising.
- 3.3 The adjoining garden flat at no. 76 currently has a shallow glazed roof abutting the existing extension to no. 74; this gives views to the sky and the existing sloping roof to the extension at no. 74. The author has visited the premises at no. 76 and is of the professional opinion that the proposed abutting wall will have little impact on the current amenities of light and view.
- 3.3 *The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy*, emphasises the importance of the key views to be maintained as follows:
 - up and down Haverstock Hill,
 - along the curved residential streets,
 - significant gaps between buildings,**
 - views towards the Priory and Almshouses.
- 3.4 Infill between the houses has been incremental, displaying a significant variety of style and quality. It was unusual for the Victorians to build coach houses, and most of the infill development dates from the late twentieth century. Very few gaps remain, though significantly, the gap between 46-48 Parkhill Road, with views to the spire of St Dominic's Priory, is retained.
- 3.5 Appendices 1-7 show the existing gaps and infill along the East side of Parkhill Road.
- 3.6 Despite the extent of the infill already constructed, the guidance advises that any further infill must be considered carefully.
- 3.7 The proposal has conscientiously accounted for the above.
- 3.8 The extension develops the form of the existing rear extension to provide a symmetrical curved roof. The curve also serves to soften the roofline against the background.
- 3.9 Whilst the existence of the structure on the other side of the semidetached pair, no. 72, could be conceived as disadvantageous to this appeal, it does serve to balance the pair. (See photomontage below).
- 3.10 Although the addition extends an existing first floor extension, it rises from the lowered, basement flat and hence only a single story is visible above ground level.

- 3.11 Moreover its position at the rear of the property further diminishes its scale and impact.
- 3.12 The only view obscured by the extension is of a modern glass high rise building in the middle distance.
- 3.13 Materials are intended to match the existing. The white painted render to the extension matches the stucco to the front porch and pediment to the bay. The front elevation shows a timber framed, double-glazed, sash window to match the existing fenestration.

74 Parkhill Road

EXISTING

72 Parkhill Road



74 Parkhill Road

PROPOSED

72 Parkhill Road

POLICY CONTEXT

- 4.1 In considering the proposal, the applicant has given consideration to the Camden Core Strategy and the Camden Development Policies of the Local Development Framework (LDF) (adopted November 2010), and the Camden Planning Guidance (CPG) (adopted December 2006).
- 4.2 Camden Planning Guidance 6/**Amenity** has been taken into account, with particular reference to:
Daylight and sunlight
Overlooking, privacy and outlook
Access for all.
- 4.3 Attention has also been paid to:
Parkhill and Upper Park Conservation Area Appraisal and Management Strategy
Adopted 11 July 2011.

ACCESS

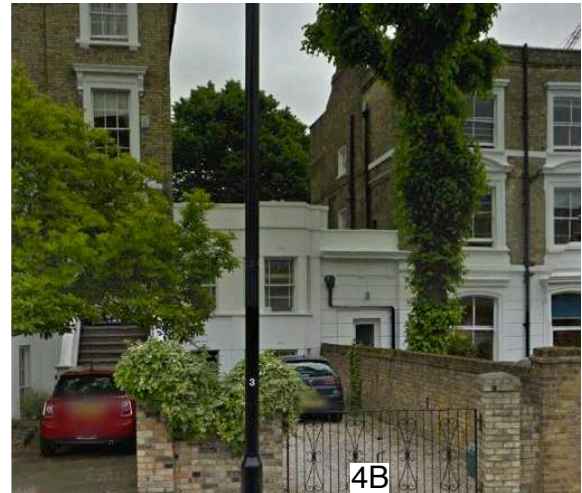
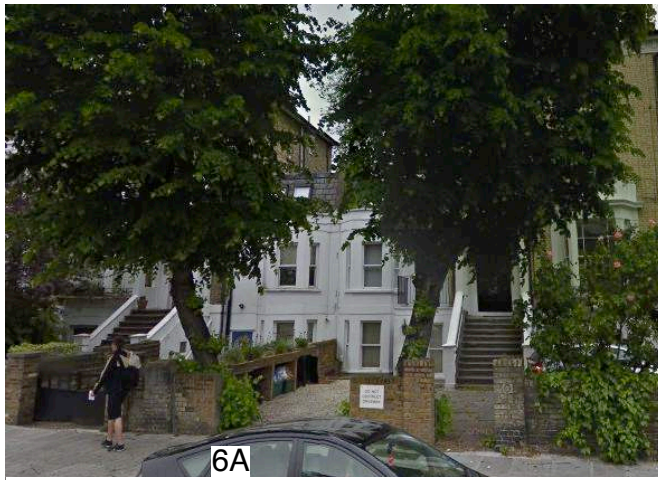
- 5.1 The front door of the flat is accessed from a flight of stairs down from street level.
- 5.2 There are presently no special arrangements for disabled access.
- 5.3 The proposed development includes the replacement of the existing spiral staircase, to the rear first floor extension, with a straight, doglegged, staircase. This would facilitate access to the first floor.

CONCLUSION

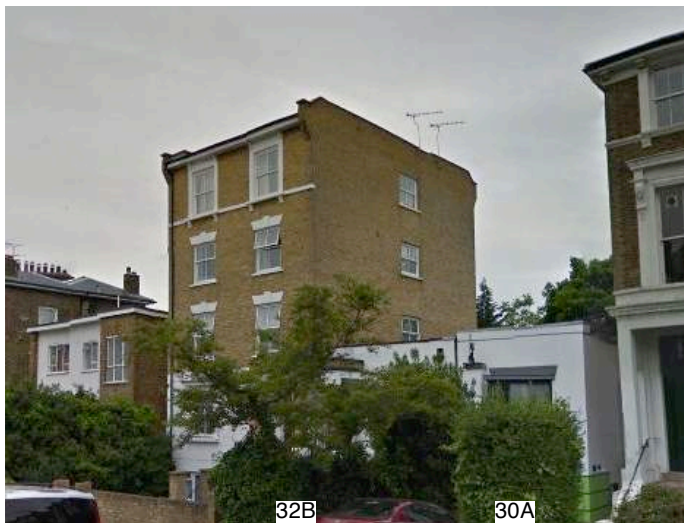
- 6.1 It is respectfully requested that the Council grant planning permission. However, should there be any concerns regarding any aspect of the application the applicant would be willing to address them prior to a decision being made, and would accept necessary and reasonable conditions on any planning permission if appropriate.

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INFILLS BETWEEN NOS. 4 – 16 PARKHILL ROAD



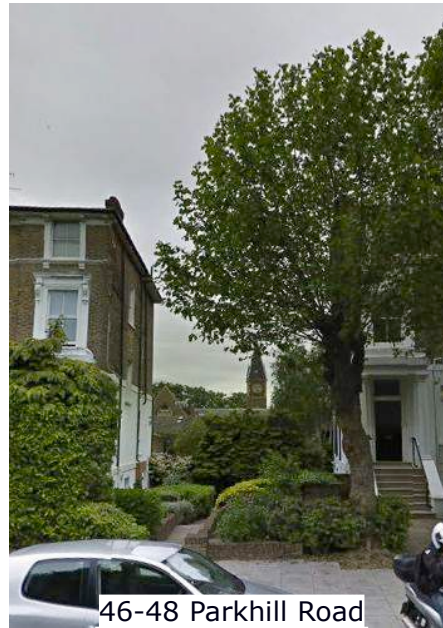
INFILLS BETWEEN NOS. 18 – 34 PARKHILL ROAD



INFILLS BETWEEN NOS. 36 – 40 PARKHILL ROAD



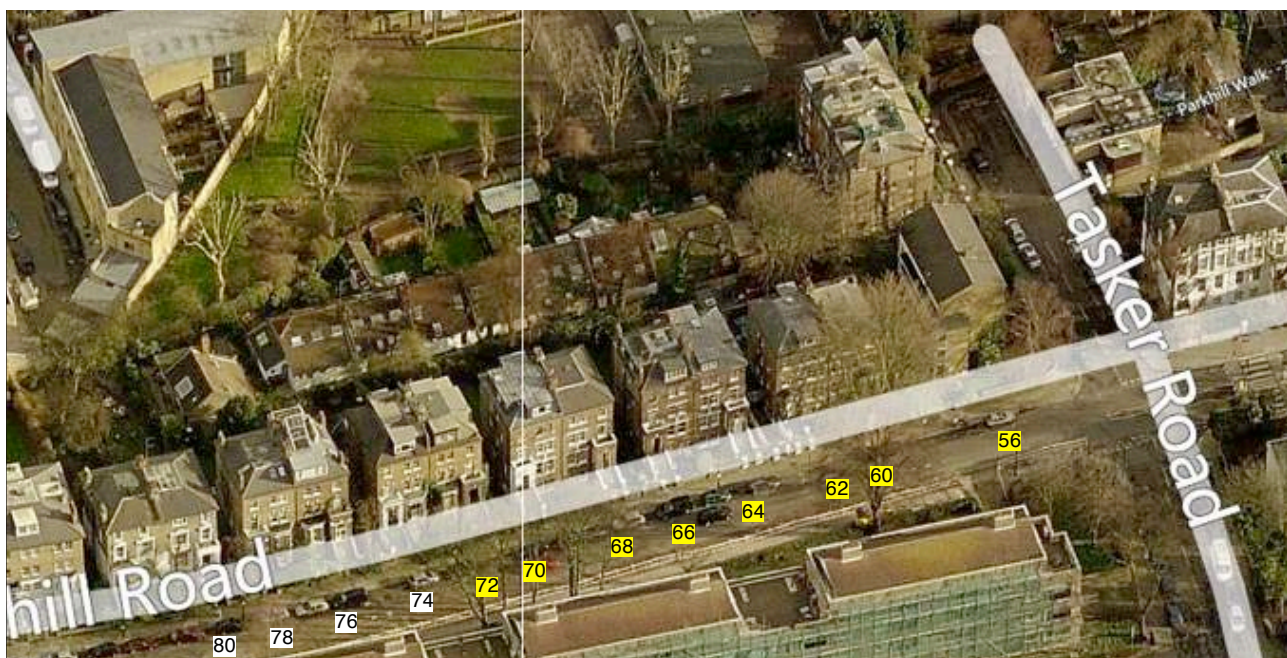
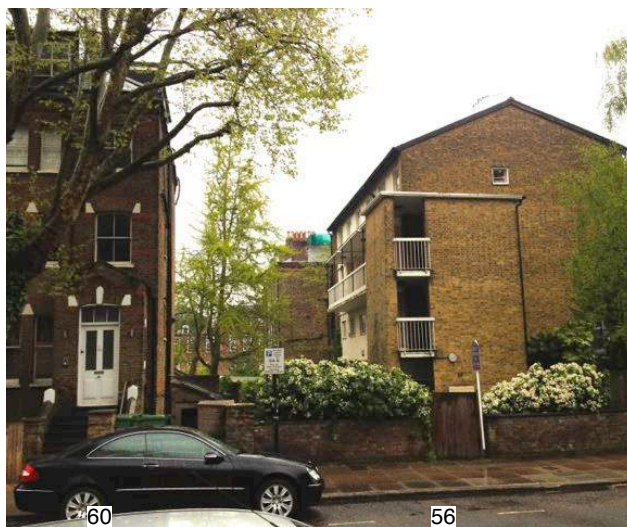
INFILLS BETWEEN NOS. 42 – 50 PARKHILL ROAD



46-48 Parkhill Road
showing the spire of
St Dominic's Priory



INFILLS BETWEEN NOS. 56 – 72 PARKHILL ROAD



INFILLS BETWEEN NOS. 74 – 84 PARKHILL ROAD



NORTHERN, END OF PARKHILL ROAD, JUNCTION FLEET ROAD

