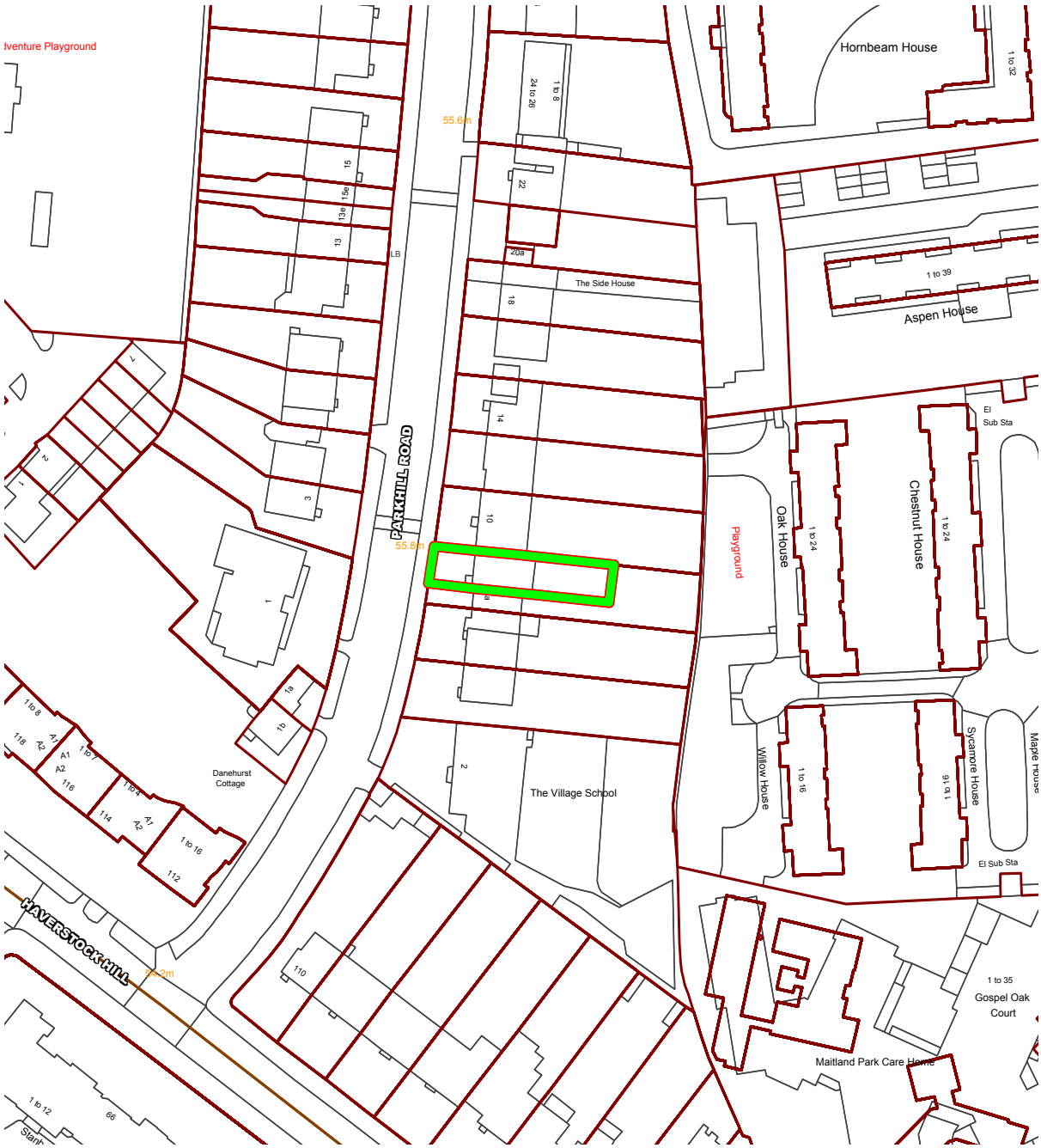


**Garden Flat, 8 Parkhill Road; 2014/4153/P**



## Photographs



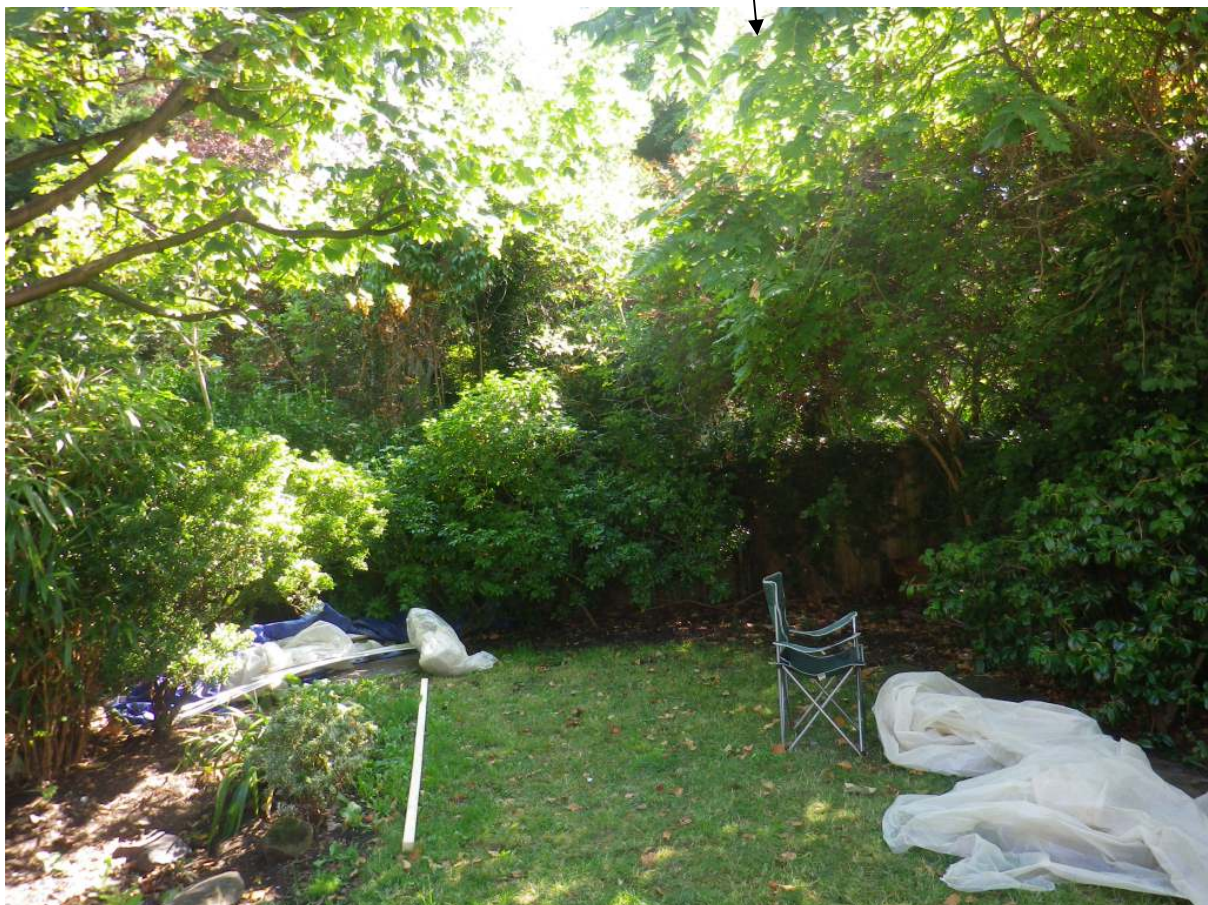
R/O nos.6 & 8 Parkhill Road.





View of no. 8 & 10 Parkhill Road

10 Parkhill Road



Proposed location of Studio building.



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>09/09/2014</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	11/08/2014
<b>Officer</b>			<b>Application Number(s)</b>		
Hugh Miller			2014/4153/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Garden Flat 8 Parkhill Road NW3 2YN			See draft 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>					
Demolish existing rear conservatory and replace with new single storey rear extension including Green – Sedum roof plus rooflight and detached studio building with Green – Sedum roof in rear garden.					
<b>Recommendation(s):</b>		Grant permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Advertised in local press 24/07/2014, expires 14/08/2014 Site Notice displayed 23/07/2014, expires 13/08/2014.</p> <p><u>10 Parkhill Road Management Limited</u> – Objection</p> <p>a. Concern about the potential damage that the extension could cause to the mature yew hedges on our adjoining property. The loss of these mature yew bushes would be detrimental to the character and appearance of the area and would also result in loss of privacy.</p> <p>b. Concerns about the depth of the proposed foundations and potential damage that this may cause to no.10.</p> <p>c. If approved condition should be attached (a) the preparation and submission to the council of an arboricultural report; and (b) the council approving details of all root protection measures before any development can commence.</p> <p><b>Officer Comment:</b> a] <i>The proposed replacement extension is located far enough not to harm the mature hedges; &amp; the submitted arboricultural report has able demonstrated that no harm to the trees would result from the proposed development; moreover, the applicant has no wish to have them removed;</i> b] <i>The foundation depth to this largely glazed extension would not cause any structural damage to no.10. Moreover, the structural stability of the proposed extension is a Building Control matter; and not a material consideration relevant to the determination of the application.</i> c] <i>Conditions are attached in keeping with the protection of the root system of trees nearby and in accordance with the arboricultural report.</i></p>					
CAAC comments:	<p><u>Parkhill CAAC:</u> Objection</p> <p>1. We object to the proposed garden studio as it is too big and fills up too much of what remains of the small rear sub-divided garden.</p> <p>2. If planning permission has been granted [<i>for the existing extension in the same location</i>] there is no ground for objecting to the new replacement conservatory even though it is extending more than half the depth of the original house.</p> <p><b>Officer Comment:</b> <i>The proposed garden studio measure 10.2sqm and is</i></p>					

	<i>considered a reasonable sized structure in this rear garden; and smaller in scale and proportion to the approved garden building at no.10 that measures 30.4sqm June 2014; (ref. 2014/1121/P).</i>
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## **Site Description**

The site is located on the east side of Parkhill Road. It comprises a 4 storey semi-detached property which is subdivided into flats. The building is not listed, but is within the Parkhill Conservation area.

## **Relevant History**

July 1988 – PP Granted - Conversion into 4 -2 bedroom units with single storey rear extension and roof alteration. Ref. 8802101

July 1988 – PP Granted on appeal - Conversion to form 4 2-bedroom units with single storey rear extension and roof alteration. Appeal received against the Council's failure to issue their decision within an appropriate period; ref. 8802102

August 1989 – PP Granted - Erection of a glass conservatory at the rear of the lower ground floor level ref. PI/8903211

August 2005 – PP Granted - Extension to existing conservatory; ref. 2005/2628/P

## **10 Parkhill Road**

June 2014 – PP Granted – Erection of ground floor rear/side extension and erection of an outbuilding at the rear end of the garden (Class C3); ref. 2014/1121/P

## **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

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP31– Provision of, and improvements to, open space and outdoor sport and recreation facilities.

### **Camden Planning Guidance 2011/2013**

(CPG1: Design; CPG6: Amenity)

### **Parkhill Conservation Area Statement**

### **London Plan 2011**

### **NPPF 2012**



## Assessment

### 1.0 Proposal

- Demolish existing rear conservatory and replace with new single storey rear extension including Green – Sedum roof plus rooflight and detached studio building with Green – Sedum roof in rear garden.

1.1 The key issues **a]** Design and impact on the appearance of the host building and on the character and appearance of the conservation area; **b]** amenity and **c]** impact on trees

1.2 The submission of an Arboricultural Report was requested by officers to address the proposed impact on trees within the site and shared boundaries of neighbouring rear gardens. The report was further revised to address officers concerns.

1.3 The applicant was advised to provide details of the Green-Sedum roof for assessment.

### 2.0 Design

#### Rear extension

2.1 The host building has an existing single-storey extension (similar to no.10) with brick finish at the rear garden level, which includes a roofterrace to the upper ground floor occupants. The existing conservatory extension abuts the brick extension and it has glazed elevations and glazed mono-pitch glazed roof has dimensions of approximately 3.4m (w) x 2.6m (d) x 2.4m & 2.7m (h); 8.84sqm floorspace.

2.2 The proposed replacement single-storey extension would have an increased width and depth than the extension, however, it would not be full-width as it is setback from the shared boundary on the south side. It measure approximately 4.75 (w) x 4.75 (d) x 2.9 (h); 22.56sqm in floorspace. The proposed extension would be aluminium framed double glazed fixed units plus double glazed sliding doors; part rooflight and part Sedum green roof. The proposed replacement extension would align with the depth of the approved extension at no.10. The proposed extension would be of light-weight appearance and in terms of design, scale and proportion and use of materials subordinate to the main host building and is considered acceptable.

2.3 The applicant has submitted the Green -Sedum roof details in respect of the proposed rear extension for consideration; and officers considered these as acceptable.

#### Studio out-building

2.4 The proposed Studio building measure approximately 10.2sqm (2.6m (w) x 3.85m (d) x 2.9m (h); and would be located at the south-east corner of the garden adjacent mature shrubbery. It would comprise timber cladding and glazed openings limited to the north and west elevations plus green Sedum roof. Owing to mature shrubbery and trees along the shared boundaries it would be fully screened from view from the public realm and some private views. The proposed extension is smaller than the approved garden building at no.10, which measure 30.4sqm.

2.5 The rear garden measure approximately 86sqm; and based on the garden and building sizes, the footprint of the garden Studio would represent (11.80%) 12 percent of the garden area.

2.6 In this regards, it is considered that the proposed garden Studio would be in compliance with Camden Planning Guidance which advises that development in rear gardens should ensure that the siting, location, scale and design of the proposed development has minimal visual impact, and is visually subordinate to the host garden, it goes on to state that it should not detract from the open

character and garden amenity of the neighbouring gardens.

### 3.0 **Trees** /green shrubbery

3.1 At the request of the Council's Tree officer, the Arboricultural Report was revised to address the proposed impact on trees within and on the shared boundaries of the application site.

3.2 The proposed rear extension would be located on the existing excavated patio garden area whereas the soft landscape garden is at a higher level and accessed via steps; and the closest shrubbery on the higher garden level is located approximately 5.0m away. It is considered that the distance plus different levels would ensure no harm to the shrubbery and the proposal is acceptable.

3.3 The proposed outbuilding (garden studio) would be located close to an Ash tree in the garden of No. 8a. The outbuilding will be erected using "*no dig construction*" solution, which is a method of constructing a structure without excavation therefore protecting tree roots of trees close to the sited development. The construction would be in compliance of BS 5837:2005 on how to protect trees during development. Full details of foundations would be secured by condition to ensure protection of the nearby tree.

3.4 Officers have reviewed the revised information and are satisfied that the revised arboriculture report has demonstrated that there would be no harm to the trees or shrubbery; and the proposal is in compliance with the Council's policies and guidance.

### 4.0 **Amenity**

#### Rear extension

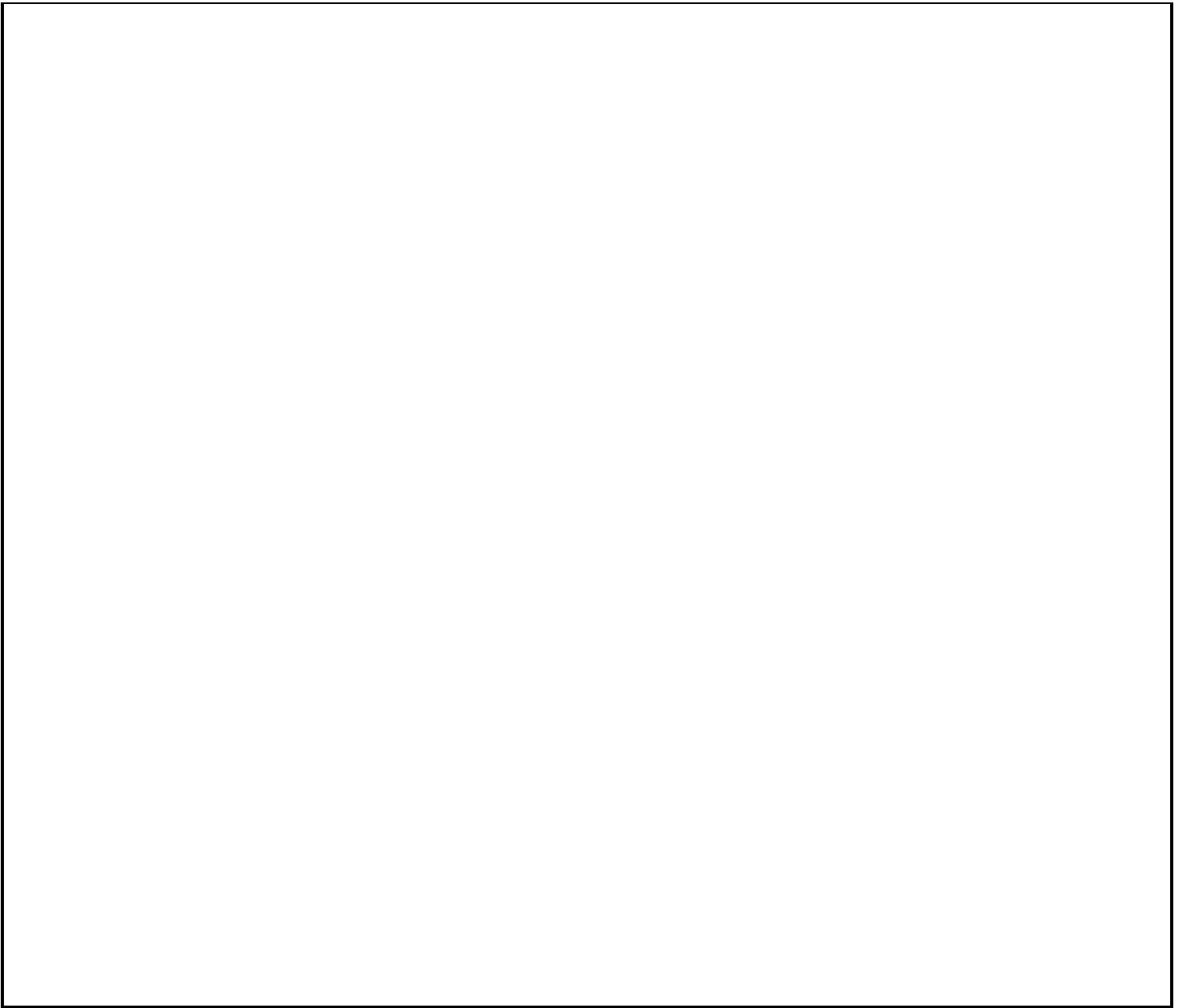
4.1 The proposed rear extension would be of a modest height and setback from the shared boundaries of nos.6 and 10 Parkhill Road and these gaps between the neighbouring buildings would not cause harm in terms of outlook or sunlight/daylight. Similarly, setting of the proposed rooflight would ensure no harm to occupiers on the upper floors of the host building; moreover, the largely green-Sedum roof would improve on the visual amenities of neighbouring occupiers and is satisfactory. It would not cause harm to privacy and is in compliance with CPG guidelines and LDF DP26.

4.2 Garden Studio: There would be no impact on the amenity of the adjoining neighbours as a result of the proposed outbuilding as it would be set at the end of the large garden, away from the neighbouring houses and owing to the mature trees and shrubbery provide limited visibility from surrounding properties and is acceptable.

4.3 The garden studio would not cause loss of trees or shrubbery owing to its small scale & proportion, also the method of construction as noted in the submitted Arboricultural Report.

**Recommendation:** Grant Planning Permission

**DISCLAIMER:** Decision route to be decided by nominated members on 17<sup>th</sup> November 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'



Photos: - “No Dig” Construction Solution.



The 'No Dig' construction can be achieved by using perforated CORErootprotector available in depths of 50mm, 100mm, 150mm and 200mm.

Mr Charles Khoo  
Progetti  
109 Chetwynd Road  
London  
NW5 1DA

Application Ref: **2014/4153/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

10 November 2014

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**8 Parkhill Road**  
**NW3 2YN**

**DECISION**

Proposal:  
Demolish existing rear conservatory and replace with new single storey rear extension including Green - Sedum roof plus rooflight and detached studio building with Green - Sedum roof in rear garden.

Drawing Nos: Location plan; 327/P1 A; 327/ P2 A. Design & Access Statement June 2014; Arboricultural Impact Assessment, D0508141302v2, 19 October 2014; Green - Sedum roof details.

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

Condition(s) and Reason(s):

- 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 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 [Location plan; 327/P1 A; 327/ P2 A. Design & Access Statement June 2014; Arboricultural Impact Assessment, D0508141302v2, 19 October 2014; Green - Sedum roof details.]

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Details of the design of outbuilding foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment