
**74 PARKHILL ROAD
LONDON
NW3 2YT**

PLANNING STATEMENT

**WITH RESPECT TO AN APPLICATION
FOR ALTERATIONS TO AN EXISTING
UPPER GROUND FLOOR REAR EXTENSION**

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prepared by

PD Planning UK

for Town and Country Planning matters
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RTPI

mediation of space · making of place

1.0. INTRODUCTION

- 1.1. This Planning Statement is submitted to support and provide the background and rationale to the proposed minor development at this site. It demonstrates that the proposal is acceptable in planning terms and should therefore be granted planning permission.

2.0 THE APPLICATION SITE

- 2.1. The application site is situated on the eastern side of Parkhill Road and comprises a substantial four story, semi-detached residential Victorian “villa” (including basement and roof accommodation). The building has brick elevations and a hipped, tiled roof with front dormer window, and to the front is an open columned porch and ground floor/basement bay window. There is also a side extension at lower floor level.
- 2.2. The proposal relates to a lower ground floor flat within the building. The property was divided into four self-contained flats in the 1970’s, and was further extended in the late 1970’s in the form of a two storey, rear addition to provide additional accommodation for the lower floor flat. A further conservatory/sun-room was also added in 2004.
- 2.3. The surrounding area is residential in character, with a group of similar style semi-detached Victorian “villas” on the eastern side of the road, similarly having been converted into flats, and altered and extended over the years, particularly to the rear.
- 2.4. The property is within the Parkhill Conservation Area, although the appeal property is not statutorily or locally listed.

3.0. THE PROPOSAL

- 3.1. The proposal relates to the lower ground floor flat at the rear of the building where there have been significant alterations and extensions to the original building. The proposal seeks to consolidate and improve upon the standard of internal accommodation for this lower ground floor flat and to improve upon the external appearance of the existing extension.
- 3.2. This current proposal takes into account comment made by the Planning Inspectorate in respect of a recent refusal of planning permission for an extension of this part of the building (see planning history below).
- 3.3. The existing extensions to the rear (shown right) provide a living room and sun-room for the lower ground floor flat at ground level, with a small bedroom and ensuite at upper level. The extensions are unusual in form comprising a single storey flat roofed extension (the sun room), adjacent to a two storey extension with curved, rendered elevations and a steeply sloping roof with smaller dormer window to its outer side.



- 3.4. This upper floor of the extension is impractical and un-useable by current standards, notably by virtue of the mezzanine arrangements, spiral staircase and lack of a door.
- 3.5. The proposal does not change the extent of the extension at lower ground floor level. It does however introduce a fixed rooflight and window with obscure glass into the side elevation at upper ground floor level (adjacent to the rear elevation of the house), and an enlargement at upper ground floor level of a very small and narrow dormer that exists to the front of the side elevation of the extension.
- 3.6. These relatively minor alterations would enable a significant improvement to the internal living arrangements for the occupier, enabling a reconfiguration of the internal staircase and the reasonable use of this space as it was originally intended.
- 3.7. The drawings that are submitted to the Council for consideration are numbered as follows:
 - 001 - Location plan
 - 002 - Site plan
 - 01 - Ground floor plan Existing
 - 02 - First Floor Plan Existing
 - 03 - Roof Plan Existing
 - 04- Front Elevation Existing
 - 05 - Rear Elevation Existing
 - 06 - Section A Existing
 - 07 - Section B Existing
 - 08 - Section C Existing
 - 09 - Ground Floor Plan Proposed
 - 10 - First Floor Plan Proposed
 - 11 - Roof Plan Proposed
 - 12 - Front Elevation Proposed
 - 13 - Rear Elevation Proposed
 - 14 - Section A Proposed
 - 15 - Section B Proposed
 - 16 - Section C Proposed
 - 17 - Section D Existing
 - 18 - Section D Proposed
 - Photos

4.0. PLANNING HISTORY

- 4.1. Planning application 2014/2848/P for the enlargement of the existing upper floor rear extension was refused by the Council in July 2014 and subsequently dismissed on appeal.
- 4.2. The Inspector maintained concerns that *“the enlarged addition would be more obvious from the street, notwithstanding its recessed position to the rear of the property”*. Consequently he found that there would be some harm through the loss of the gap and its impact on the Conservation Area. However, he also acknowledged that the harm would be less than substantial harm as referred to in the National Planning Policy Framework (NPPF), and he did not find any other harm arising.

- 4.3. This current application therefore overcomes the somewhat limited concerns maintained by the Inspector.

5.0. WHY SHOULD PLANNING PERMISSION BE GRANTED?

Design and Appearance

- 5.1. The proposed alterations to the existing extension are now considered insignificant in the context of their impact on the appearance of the property and the surrounding area. The design and appearance of the alterations, whilst not being particularly noticeable would be entirely satisfactory in terms of their relationship with the existing extension, being subordinate in scale and form, and of appropriate materials to complement and improve upon the appearance of the existing extension.
- 5.2. The alterations would be contained behind the rear elevation of the house and the existing extension, and would not be visible from the street. They would therefore be entirely in accordance with Paragraph 4.14 of the Camden Planning Guidance 1: Design (CPG1), which says that rear extensions should be designed so that they are not visible from the street.
- 5.3. The gap between buildings would be maintained, and the views of the mature trees to the rear, when viewed through this gap, would also be retained.
- 5.4. The design and appearance of the proposal must therefore be acceptable.

Impact on the Conservation Area

- 5.5. The Parkhill Conservation Area is a relatively large Conservation Area of which the appeal property is a small part, and on the edges of the designated area. The Conservation Area was first designated in 1973, with the area having been extended on several occasions since then. The appeal property was not absorbed into the Conservation Area until July 2011.
- 5.6. The Conservation Area Appraisal suggests that the appeal property within the group of properties between Nos.60 and 82 makes a positive contribution to the conservation area. However, the property is not locally or statutorily listed.
- 5.7. It is considered that the minor changes now proposed would not affect the setting of the buildings, nor would it affect the limited architectural features that have been identified by the Council in the Conservation Area Appraisal.
- 5.8. As acknowledged by the Planning Inspectorate, the importance of the heritage asset (i.e. the Conservation Area) is limited in this case, and in any case the proposal does not affect the heritage asset, and in the context of the importance of the heritage assets, no material harm is caused. The building and the surrounding area will thus be conserved in a manner appropriate to its significance.
- 5.9. Moreover there are similar forms of development in the surrounding area that will ensure that the application proposal is not out of character or harmful to the

area. The proposal would enable improved family accommodation (for which there is a personal need for the applicant, and a need in general), and no material harm would be caused were planning permission to be granted.

- 5.10. Consequently it must be the case that the proposal would preserve the character of the Conservation Area.

Standard of Accommodation

- 5.11. Whilst the alterations to not permit the applicant to extend the property as much as would be desirable, the proposal now put forward just about allows for the applicant to bring the accommodation up to a useable standard and to improve upon its design and functionality. It will enable the provision of family accommodation that will include a regular staircase and a door to the bedroom (compared with the existing mezzanine arrangements with no door and a spiral staircase). It is the most sustainable way of ensuring that the property is adapted to modern day standards for family living.

Impact on Neighbours

- 5.12. As in the previous application, this proposal would maintain a satisfactory relationship with the adjoining occupiers so as to not cause any loss of amenity. The proposed changes are extremely modest and would have no impact with regard to light, outlook, privacy or visual intrusion.

Compliance with Planning Policy

- 5.13. The main relevant planning policies comprise Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 5.14. These are all general policies that seek to ensure good urban design that does not adversely impact on the existing built environment. As identified in this statement it is considered that the proposal does not adversely impact on any of the matters raised in these policies.
- 5.15. The “design and appearance” policies also have to be balanced with the continuing need to provide and support family living accommodation within London as identified in the housing policies of The London Plan and the Local Development Framework.
- 5.16. This proposal must also be considered in the light of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). Paragraph 14 of the NPPF that states that “*For decision-taking this means: approving development proposals that accord with the development plan without delay*”; and Paragraph 17 that explains that core planning principles should “*not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives*”.

5.17. Paragraph 65 also states that “*Local planning authorities should not refuse planning permission for buildings ... which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal’s economic, social and environmental benefits)*”. In this case we have a development that seeks to improve the standard of accommodation for the continued use of this property as family accommodation, and it will be undertaken in a sustainable manner. The proposal is a well considered design, and no material harm will be caused to the heritage asset. The economical, social and environmental benefits of the proposal clearly outweigh the alleged harm caused to the heritage asset. The proposal should therefore be granted in accordance with Paragraph 65.

6.0 CONCLUSION

- 6.1. The modest changes to the existing extension that are now proposed are insignificant in terms of their impact, and they have fully addressed the concerns of the Council and the issues of concern maintained by the Planning Inspector in respect of the previous application for a larger form of development.
- 6.2. The proposal is a sustainable development that successfully adapts the building to enable the use of the existing extension for family living (for which there is a personal and a general need), and it does so without any adverse impact on the character of the property or the surrounding Conservation Area. The proposal does not impact on the amenities of the adjoining or surrounding occupiers.
- 6.3. The proposal would have no detrimental impact and there is no conflict with local, regional or national policy. It is therefore respectfully requested that the Council grant planning permission for the proposed development.
- 6.4. 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.

End.