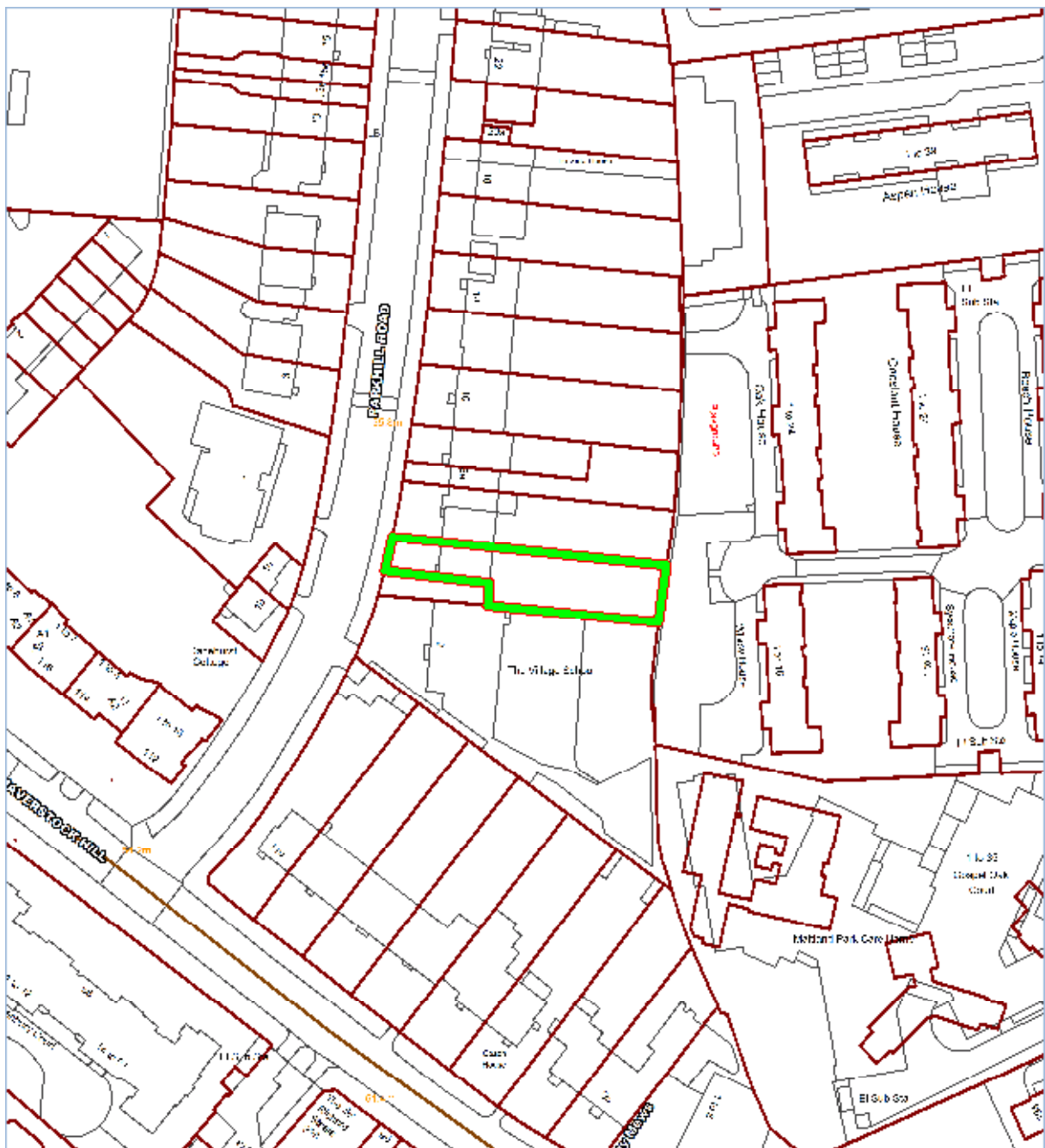


# Site Location Plan – 4 Parkhill Road



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Site Photos – 4 Parkhill Road



Photo 1: Front elevation



Photo 2: Parking to the front



Photo 3: Rear elevation



Photo 4: Facing towards No.6 Parkhill Road





Photo 5: facing towards No.4b Parkhill Road



Photo 6: Long rear garden

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>28/01/2015</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	01/01/2015
<b>Officer</b>			<b>Application Number(s)</b>	
Mandeep Chaggar			2014/7569/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
4 Parkhill Road London NW3 2YN			Daylight & Sunlight Report, Site Plan, PL00, PL02A, PL03, PL04, PL05, PL10B, PL11, PL12, PL13, Design and Access Statement, Lifetime Homes Statement, Photosheet 1, Photosheet 2, Photosheet 3.	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Conversion of single family dwelling to create 1 x 2 bedroom flat at lower ground floor level with rear single storey extension and a 4 bedroom house over the remaining ground, 1st and 2nd floors.				
<b>Recommendation(s):</b>		<b>Granted Subject to a Section 106 Legal Agreement</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>11</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The owner/occupier of No 2 Parkhill Road have commented to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The level of noise associated with the proposed reconstruction would be detrimental to the School environment. As such we would hope that some conditions about noise levels and hours of work could be considered, give our proximity.</li> </ol> <p><b>Officer response</b> An informative attached to any planning permission granted will ensure building works are restricted 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.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p><u>Belsize CAAC</u> objected on 25.02.2015 for the following reasons:</p> <p>The proposed rear extension is harmful to the rear elevation of a building of this size and character, in particular the loss of the original French doors to be replaced by a windowless blank wall.</p> <p><u>Officer comment:</u> The blank wall of the proposed extension would be softened by planting and this will be required by condition. Furthermore, the side elevation would have a large window overlooking the sunken terrace to allow light into the proposed bedroom. This arrangement also prevents overlooking from the rear garden of the proposed house in to the bedroom. (Please refer to section 4 for further details.)</p>					

## Site Description

This application relates to a four storey building located on the south-east side of Parkhill Road. The building is in use as single dwellinghouse within Class C3 and is located within Parkhill Conservation Area. To the north of the site lies No.6 Parkhill Road, which has a single storey rear extension with a balcony above. To the south of the site lies No.4b Parkhill Road, a two storey residential building.

## Relevant History

There is no recent planning history at this site.

## Relevant policies

### LDF Core Strategy and Development Policies

#### National Planning Policy Framework 2012

#### London Plan 2011

#### Camden LDF Core Strategy 2010

- CS1 Distribution of growth
- CS4 Areas of more limited change
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS11 Promoting sustainable and efficient travel
- CS14 Promoting high quality places and conserving our heritage
- CS18 Dealing with our waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy

#### Camden Development Policies 2010

- DP2 Making full use of Camden's capacity for housing
- DP5 Homes of different sizes
- DP6 Lifetime homes and wheelchair homes
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP20 Movements of goods and materials
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance (updated 2013)

- CPG1 Design

#### Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (July 2011)

## Assessment

### 1. Proposal

- 1.1 The application seeks planning permission for the conversion of a single family dwelling to create 1 x 2 bed flat at lower ground floor level with a single storey rear extension and small courtyard garden of approximately and a 14sq.m. A four bedroom house over the remaining ground, first and second floors would remain. The flat would be accessed from the existing front lower ground entrance below the main entrance. Access to the rear garden will be via steps from the terrace.
- 1.2 The two bed flat on the lower ground floor measures approximately 100sq.m internal floor space and the proposed house over the ground, first and second floors would be 223sq.m gross internal floor space. There are no changes to materials and the existing entrances would be used.
- 1.3 The single storey rear extension measures 5m deep, 4.5m wide abutting the side boundary with no.6 and a flat roof measuring 2.45m with a terrace above accessed from the upper ground floor. The terrace would be surrounded by a metal balustrade and a privacy trellis will be reinstated between the application site and No.6.
- 1.4 There is off-street parking to the front of the site. The front elevation remains the same.
- 1.5 The plans were revised to show the existing cycle shed on the lower area outside the basement flat to be retained.

### 2. Main issues

2.1 The main issues are:

- Principle of development
- Design and impact on conservation area
- Standard of accommodation
- Residential Amenity
- Highways and parking

### 3. Principle of development

3.1 The proposal is in compliance with DP2 as it seeks to make the best use of sites for additional homes. The proposal would see the conversion of an existing house to a two bed flat and a four bedroom house. The increase of flats is acceptable in terms of DP2 which aims to maximise the supply of additional homes.

### 4. Design and impact on conservation area

- 4.1 Policy DP24 expects alterations and developments to be of the highest standard of design. Policy DP25 permits development in conservation areas that preserves and enhances the character and appearance of the area. In addition, CPG 1 ensures extensions are designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and respect and preserve existing architectural features. Materials should be chosen that are sympathetic to the existing building wherever possible. Furthermore, Parkhill and Upper Park Conservation Area (July 2011) states development proposals should preserve or enhance the character or appearance of the Parkhill and Upper Park Conservation Area.
- 4.2 The proposed extension would be approximately 5m deep with a flat roof measuring 2.45m high. The extension would be 4.5 metres wide with the side elevation constructed of glass facing towards No.4b. The existing ground floor basement rear elevation door would be replaced with bi-folding doors. Whilst the rear elevation of the extension would be blank, there would be doors to the side allowing light into the proposed bedroom and privacy from the users of the rear garden. Above the extension would be a roof terrace surrounded by a 0.80 metre metal balustrade and a 1.5m high trellis reinstated along the boundary with No.6. Access steps from the terrace leading down to the garden are proposed along the boundary with No.6. The proposed flat would have access to its own private garden screened by planting.
- 4.3 As such, the proposed extension, by reason of its size, height and position would be acceptable. It is considered to have an acceptable impact on the appearance of the streetscene and would not detract from the Parkhill



Conservation Area.

4.4 For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

## **5. Standard of accommodation**

5.1 Housing is a priority of the Council and the provision of new residential floorspace is welcomed as long as it complies with other policies and guidance.

5.2 CPG2 states a four person property should have a minimum internal floorspace of 75sq.m. The proposed flat would be approximately 100sq.m, in compliance with the above guidance. The proposal would provide a generously proportioned family home, and the overall floorspace and room size of the existing dwelling would comply with both the London Plan and Camden Planning Guidance. The house would be dual aspect with good access to natural light and ventilation, and a reasonably sized garden. Overall, it is considered that the size is adequate and would provide a good standard of residential accommodation.

5.3 Policy DP6 requires all new housing developments to comply with Lifetime Homes Standard criteria as far as is reasonably possible. The proposal would not change the existing access arrangement to each floor in the building. Given that the building already exists, it would be unreasonable to expect the new flat to comply with all Lifetime Homes Standard criteria.

## **6. Residential amenity**

6.1 The Council will need to be satisfied that the development proposed does not result in a material loss of light, outlook or privacy to existing residential occupiers.

6.2 The site is immediately to the south of No.6. The proposed extension would extend approximately 2.6m beyond the rear extension at No.6 with a trellis along the boundary. The daylight and sunlight report shows there would be no adverse impact in terms of loss of light to the occupiers of No.6.

6.3 There is no screening proposed on the terrace closest to No.4b, however, given the distance from this property, there would be no unacceptable degree of overlooking this neighbouring property.

6.4 The proposal is considered not to result in unacceptable overshadowing, loss of light, loss of outlook, or sense of enclosure of adjoining properties.

6.5 For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

## **7. Highways and parking**

7.1 The Council as a Highways Authority has recognised that there are significant pressures on the current parking facilities throughout the borough. In the interest of sustainable transport practices, the Council has established highways policies that strongly discourage the use of private motor vehicles and aim to control any future unnecessary increase in off street parking (CS11 – Core Strategy, also DP16, DP17, DP18, DP19 – Development Policies).

7.2 Policy DP18 states that the Council expects new developments in areas of high on-street parking stress to be either car free or car-capped. The reasons for this are to facilitate sustainability and to help promote alternative, more sustainable methods of transport and stop the development from creating additional parking stress and congestion. This is also in accordance with policies CS11, CS19, DP18 and DP19.

7.3 Development policy DP18 states that the Council seeks to ensure that developments provide the minimum necessary car parking provision. The Council expects development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road/Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport. The site is located in the Belsize controlled parking zone (CA-B) which operates between 9.00am and 6.30pm on Monday to Friday and between 9.30am and 1.30pm on Saturdays. Our records indicate that parking stress is a significant issue in the Belsize controlled parking zone (i.e. 110 parking permits issued against every 100 spaces). In addition, the site is located in the Parkhill Conservation area and the site has a PTAL rating of 3 which means it is moderately accessible by public transport. We would not seek to secure a fully car free development

as the PTAL rating is less than 4.

- 7.4 The property currently has an area of forecourt parking and it is proposed that this be retained. Whilst the property cannot be designated as car free due to its PTAL rating, it is recommended that the development be secured as car capped. This would mean that future residents of the additional residential unit would be unable to obtain on-street parking permits from the Council. This would ensure that the development would not have an impact on parking pressure in the local area. A car capped development in respect of the additional residential unit to be provided should be secured as a Section 106 planning obligation. This would allow the proposal to be in accordance with Core Strategies CS11 and CS19 and Development Policies DP18 and DP19.
- 7.5 Cycle parking is not shown on the submitted plans, however in this case there is not sufficient space for cycle parking. The proposal to retain the existing cycle shed is acceptable for this type/scale of development and bearing in mind there is probably a lack of space to provide cycle parking facilities within the property.
- 7.6 The summary page of Development Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway directly adjacent to the site could be damaged as a direct result of the proposed works. The Council will therefore need to secure a financial contribution of £4,653.35 for highway works as a section 106 planning obligation, in compliance with Development Policy DP21.

#### **Recommendation**

Grant planning permission subject to a S106 Legal Agreement for car free and highway and streetwork contribution.

#### ***DISCLAIMER***

***Decision route to be decided by nominated members on 27<sup>th</sup> April 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'***

Casson Conder Partnership  
29a Thurloe Place  
London  
SW7 2HQApplication Ref: **2014/7569/P**

22 April 2015

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:  
**4 Parkhill Road**  
**London**  
**NW3 2YN**

## Proposal:

Conversion of single family dwelling to create 1 x 2 bedroom flat at lower ground floor level with rear single storey extension and a 4 bedroom house over the remaining ground, 1st and 2nd floors.

Drawing Nos: Daylight &amp; Sunlight Report, Site Plan, PL00, PL02A, PL03, PL04, PL05, PL10B, PL11, PL12, PL13, Design and Access Statement, Lifetime Homes Statement, Photosheet 1, Photosheet 2, Photosheet 3.

**DECISION**  
The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All soft landscaping works along the blank wall of the extension shall be carried out in accordance with the hereby approved plans no later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Daylight & Sunlight Report, Site Plan, PL00, PL02A, PL03, PL04, PL05, PL10B, PL11, PL12, PL13, Design and Access Statement, Lifetime Homes Statement, Photosheet 1, Photosheet 2, Photosheet 3.

Reason:

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

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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 With regard to condition no. you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

Yours faithfully

Culture and Environment Directorate