

Delegated Report		Analysis sheet		Expiry Date:		07/05/2015	
		N/A / attached		Consultation Expiry Date:		07/05/2015	
Officer				Application Number(s)			
Jonathan McClue				2015/1429/P			
Application Address				Drawing Numbers			
9 Parkhill Road, London, NW3 2YH				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of a 2 bedroom flat and studio, into a 2 bedroom maisonette and a 2 bedroom dwelling; a lower ground and ground floor level rear extension with a sunken terrace; creation of a ground floor level rear terrace; a sunken front access and associated internal and external works to the building.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		The application was advertised in the local press on 16/04/2015 and a site notice was displayed from 15/04/2015. No written representations were received from individuals.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC objected on 04/05/2015 as they consider that the information supplied does not make it clear what the appearance of the rear elevation would be. <u>Officer Response:</u> The information provided is considered to be sufficiently clear to determine the appearance of the rear elevation. A full assessment of the rear extension is included in section 4 (Design and Character and Appearance)					

Site Description

This application relates to a lower ground floor studio and a 2 bedroom maisonette located within a 4 storey building that has a 3 storey coach house extension. The coach house has an existing rear conservatory. The property is located within the Parkhill Conservation Area and is identified within the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy as making a positive contribution to the area.

This area of Parkhill Road mainly comprises of semi-detached buildings with coach house extensions and relatively generous rear gardens. Many of the buildings have been extended to the rear and a number of coach houses have become independent residential units. The adjacent property at 11 Parkhill Road benefits from a coach house addition (which serves a self-contained unit) with a lower ground and ground floor rear extension and a ground floor level terrace.

Relevant History

G9/3/17/36421: Planning permission was granted on 27/09/1983 for the change of use of the ground and lower ground floors to form 2 self-contained residential units.

PL/8400044: Planning permission was granted on 21/02/1984 for a two storey side extension.

PL/8702699: Planning permission was granted on 24/11/1987 for a conservatory to the rear of the property.

Relevant policies

NPPF 2012

London Plan March 2015, consolidated with alterations since 2011

Local Development Framework 2010

Core Strategy

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Pedestrians and cycling)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

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)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

DP28 (Noise and vibration)

Camden Planning Guidance

CPG1 (Design) 2015

CPG2 (Housing) 2015

CPG3 (Sustainability) 2015

CPG4 (Basements and lightwells) 2015

CPG6 (Amenity) 2011

CPG7 (Transport) 2011

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy Adopted 11 July 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for the conversion of the 2 bedroom maisonette and studio into a 2 bedroom maisonette and a 2 bedroom dwelling, a lower ground and ground floor level rear extension with a sunken terrace, the creation of a ground floor level rear terrace and an extension to the sunken front access to the building.

1.2 The proposed two bedroom maisonette would be located on the lower ground and ground floor of the main building. It would have an independent access in the side of the main building, a cycle store at lower ground floor level, a balcony at ground floor level and its own rear garden.

1.3 The two bedroom dwelling would be located within the coach house extension over the lower ground, ground and first floors. It would be accessed from the front of the coach house and benefit from a sunken terrace, a ground floor terrace and a garden to the rear.

1.4 The proposed extension would replace the existing conservatory and have depth of 5.44m at lower ground floor level (1.38m deeper than the conservatory) and 3.05m at ground floor level (1m shallower than the conservatory). It would comprise of a glazed mono-pitched roof at ground floor level with a flat roof at lower ground floor level. The roof of the lower ground floor element would be used as a terrace and includes obscure glazed panels. The extension would be constructed out of matching brickwork.

1.5 Excavation is required at the front of the property (for the new access ramp) and beneath the coach house extension, both to a depth of 500mm. A Basement Impact Assessment (BIA) has been submitted which has undergone an independent review from Campbell Reith.

Revisions

1.6 The proposal was reduced from 2 x 3 bedroom units to 2 x 2 bedroom units to overcome dwelling size priority, quality of living accommodation and amenity concerns.

1.7 Further amendments to the BIA were submitted which are detailed within section 6 (Basement Impact) below.

2.0 Land use

2.1 The proposal would not result in a change to the number of residential units in the host building (i.e. there would not be a creation of a new residential unit). The 2 bedroom maisonette and studio flat would be converted into a 2 bedroom maisonette and a 2 bedroom dwelling. This change is considered acceptable in principle given the ability to create a self-contained dwelling within the coach house. A number of properties on Parkhill Road have a similar arrangement. The acceptability of the units is subject to them providing an adequate standard of living accommodation, which is assessed below in section 3 (Quality of Residential Accommodation).

2.2 Set out in Policy DP5, the Dwelling Size Priorities Table identifies market homes with 1 bedroom of low priority, 3 or more bedroom units of medium priority and 2 bedroom units very high priority. The Council expects at least 40% of market housing to provide 2 bedroom units. The proposal would therefore comply with Policy DP5 and improve the existing situation which includes 1 x 2 bed and 1 x 1 bed.

3.0 Quality of Residential Accommodation

3.1 Table 3.3 of the London Plan requires a gross internal area of 70sq.m for a 2 bedroom 2 person flat and 83sq.m for a 2 bedroom 4 person flat. Paragraph 4.14 of CPG2 (Housing) requires an overall internal floorspace of 75sq.m for a 4 person dwelling. Both of the units comfortably exceed these figures with the 2 bedroom maisonette providing 207.5sq.m and the 2 bedroom dwelling 110sq.m.

3.2 Both of the units are considered to provide a good quality of living accommodation. The room sizes are generous, in accordance with CPG2 (Housing), and the layout of the units are functional with good levels of circulation and storage space. Both of the units would have a good level of outlook with their habitable rooms benefiting from windows. The units would be dual aspect, would provide an adequate level of light and ventilation and would have external amenity space in the form of rear balconies/terraces and garden space.

4.0 Design and Character and Appearance

Replacement of existing rear conservatory with rear extension and terrace area

4.1 The existing conservatory appears incongruous as a fully glazed structure with a hipped roof up to first floor level. It is considered to be an unsympathetic addition to the coach house and its removal is supported.

4.2 The replacement rear extension would have a mono-pitched roof above the ground floor element and a ground floor level terrace above the lower ground floor extension (which would have a flat roof). It would be constructed with a glazed roof above the ground floor element and matching brickwork.

4.3 Overall, the proposed rear extension would:

- Be subservient to the building it would extend from in terms of its form, scale and proportions. It would also have a similar depth and be more subordinate than the existing conservatory due to its mono-pitched roof
- Respect and preserve the original design of proportions of the coach house building it would be attached to and the main original building
- Have matching materials including brickwork and window/door frames
- Be in keeping with existing coach house extensions in the surrounding area, including a similar development at 11 Parkhill Road approved under 2004/2282/P and 2006/1587/P
- Allow for a large rear garden for both units and retain the open character and existing natural landscaping

4.4 Based on the above, the rear extension is considered to enhance the character and appearance of the conservation area.

New entrance and wheelchair ramp

4.5 The proposed new entrance would be positioned within the side elevation of the main building and would require excavation to include a ramp into an existing sunken area. Existing openings would be utilised to create windows and the materials involved would respect those of the original property. The new entrance would therefore preserve the character and appearance of the building and the conservation area.

4.6 The proposed ramp access would appear inconspicuous within the conservation area given that it would be located immediately adjacent to the side of the property and is of a depth which would not project beyond the existing front steps. It is also setback significantly from the street and similar entrances exist on both sides of Parkhill Road.

5.0 Residential Amenity

5.1 Due to the rear extension's height, depth and relationship with the adjacent properties, it is not considered that it would cause significant harm to the living conditions of future occupants by way of a loss of light, outlook or sense of enclosure. The lower ground floor windows of the proposed 2 bedroom maisonette already have a poor outlook as they look into a bank of a sunken terrace. The ground floor of that unit has a living room to the rear which benefits from two large French doors and a balcony. In relation to the neighbouring unit at 11 Parkhill, the proposed extension would be of a similar depth.

5.2 Screening is proposed to the ground floor terrace of the proposed dwelling in the form of opaque panels. It is noted that the adjacent terrace already has screening which is protected by a condition of its planning approval under 2006/1587/P. Subject to the screening details being implemented and retained, which would be secured via planning condition, it is considered that the proposed terrace would not result in any undue overlooking or loss of privacy.

6.0 Basement Impact

6.1 The proposal involves excavation to the rear and front of the property to accommodate the new extension and access ramp. The council will only permit underground development where it can be demonstrated that there will be no harm to either the built or natural environment, local amenity, local water environment, ground conditions, and biodiversity. In order to demonstrate this, a Basement Impact Assessment (BIA) has been submitted. The site is subject to a surface water flow and flooding constraint. The proposed development requires the excavation of 400-500mm of ground.

6.2 The submitted BIA follows the guidance set out in CPG4 (Basements and Lightwells) providing a screening and scoping approach to assessing the likely impact of the basement. This includes a geotechnical investigation checking details of the building foundations, the properties of the soil, the likelihood of finding contamination on the site and gathered information on ground water. The BIA has assessed subterranean (groundwater) flow; slope stability and surface flow and flooding.

6.3 The BIA was carried out by an established firm of consulting engineers, Ecos MacClean Ltd. The lead author has suitable experience and the approver has suitable qualifications. The hydrogeology has been correctly assessed and the input of a chartered hydrogeologist is not required in this instance.

6.4 The BIA undertook an independent audit by Campbell Reith who provided feedback in July 2015. The audit considered the BIA acceptable and identified that a Construction Method Statement was required. This was subsequently provided and Campbell Reith confirmed that it adequately describes the proposed methodology.

6.5 The BIA confirmed that the proposed basement will be located within the London Clay and that the surrounding slopes are stable. Campbell Reith accepted that groundwater will not be affected by the excavation and mitigation measures should effectively control potential variations to the groundwater regime. They also accepted that because the basement is relatively shallow it is not necessary to undertake a Ground Movement Assessment nor instigate a movement monitoring regime on adjacent properties during construction. In addition, the BIA included an assessment of whether the development is likely to be affected by surface water flooding, and the risk is accepted by Campbell Reith as being very low.

6.6 Based on the above assessment, it is considered that the proposal demonstrates sufficient certainty to meet the requirements of Policy DP27 and CPG4. Due to the nature and scale of the basement and based on the outcome of the independent review, it is not considered that a Basement Construction Plan, secured through a Section 106 Agreement, is necessary. A condition would however be attached to any planning permission granted requiring a suitably qualified engineer to be appointed to inspect, approve and monitor the critical elements of the basement construction works.

7.0 Transport

7.1 No alterations are proposed to the existing access and parking arrangements and no new residential units are being proposed as part of the development. Therefore, a Section 106 Legal Agreement for car free development would not be required.

7.2 Due to the minor scale and nature of the works, a Construction Management Plan would not be required for the proposal. This has been confirmed by the Council's Highways Department.

7.3 As there is no increase in the number of units, the applicant is not required to provide any cycle parking. Despite this, the applicant has allocated space for cycle parking within both of the units in good faith. This is considered acceptable.

8.0 Trees

8.1 A Tree Impact Assessment Report has been submitted by Ecos Maclean. It confirms that there would be no impact on trees within the host or surrounding properties.

9.0 CIL

9.1 Less than 100sqm of residential floorspace would be created. Therefore, the development would not be CIL liable.

10.0 Recommendation: Grant Conditional Planning Permission