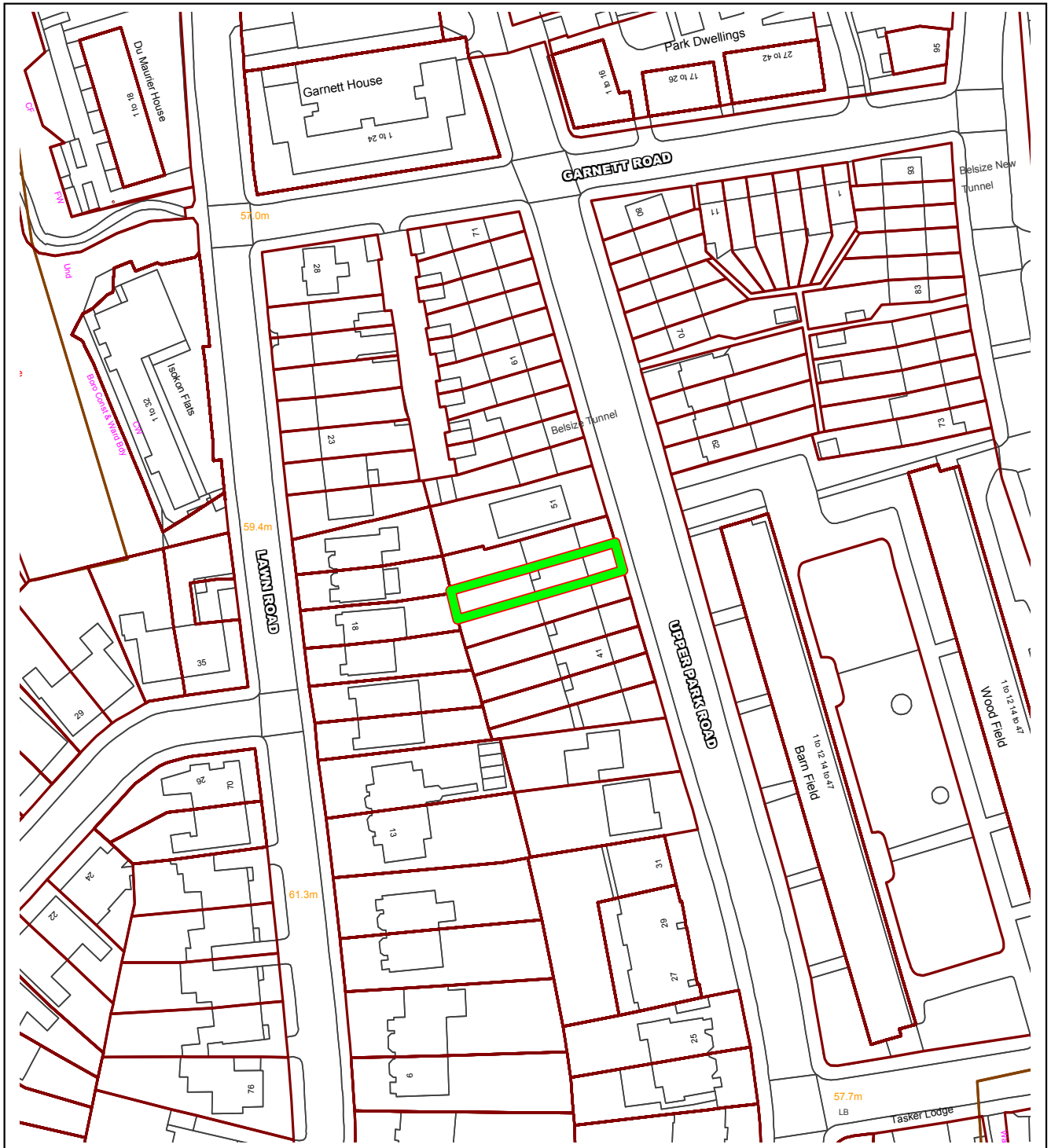


47 Upper Park Road - 2015/5355/P



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2015/5355/P - 47 Upper Park Road

1. Front elevation of No.47



2. Rear elevations of No.49 & No.47





Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		25/11/2015	
		N/A		Consultation Expiry Date:		05/11/2015	
Officer				Application Number(s)			
Patrick Marfleet				2015/5355/P			
Application Address				Drawing Numbers			
47 Upper Park Road London NW3 2UL				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
External alterations to maisonette including installation of a new bay window to the rear at upper ground floor level.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses No. electronic	02 02	No. of objections	00
Summary of consultation responses:		<p>Site notice: 14/10/2015 - 04/11/2015 Press notice: 15/10/2015 - 05/11/2015</p> <p>Two comments were received from neighbouring residents and the following issues raised:</p> <ol style="list-style-type: none"> 1. Concerned about what the applicant considers to be first floor level. 2. Previously raised concerns about the large ash tree at the bottom of the site as it is pulling down the rear boundary wall with its roots. Further consideration should be given to its complete removal. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. The proposed first floor rear infill extension has been completely removed from the plans. 2. The proposed development does not include the removal or maintenance of any existing trees and shrubbery at the site and the condition of the rear boundary wall does not form a material planning consideration when 					

	<i>determining the outcome of this application.</i>
CAAC/Local groups comments:	<p>Parkhill CAAC: Objection.</p> <p>1. Object to the loss of garden space, excessive hard landscaping, removal of trees and use of artificial grass. 2. Object to the rear infill extension as it would lead to the overdevelopment of the site and loss of visual amenity.</p> <p><i>Officer response:</i></p> <p><i>1. The plans submitted do not include the removal of any trees at the site and the majority of the existing rear garden is already covered in hardstanding. The use of artificial grass is considered not to have a significant impact on the character of the property or the appearance of the surrounding area.</i></p> <p><i>2. The proposed first floor rear infill extension has been completely removed from the scheme and revised drawings submitted.</i></p>

Site Description

The application site is located on the north western side of Upper Park Road and relates to the upper maisonette of a four storey mid-terrace property. Stepped access is provided to the front of the site which leads to the raised upper ground floor entrance of the property. The character and design of surrounding properties in the area are varied with the Grade II Listed Barnfield residential block located directly opposite the application site.

The property is located within the Parkhill conservation area. It is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

None relevant to this application.

Relevant policies

NPPF 2012

The London Plan March 2015

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance (2015)

CPG1 Design
CPG6 Amenity

Parkhill and Upper Park conservation area appraisal and management strategy 2011.

Assessment

1.0 PROPOSAL

- 1.1 Planning permission is sought for the installation of a bay window to the existing two storey rear outrigger at the site at upper ground floor level, along with the installation of wrought iron balustrades to the first floor front windows of the property. The application also proposes alterations to the rear garden of the property including installation of a timber decked area, replacement of existing paving with artificial grass and maintenance of the existing soft landscaping.

Revisions

- 1.2 The proposed plans initially included the erection of a first floor rear infill extension, which when coupled with the existing outrigger, would create a full width extension that would occupy the majority of the original rear elevation. This was considered to have an unacceptable impact on the character and appearance of the property and surrounding conservation area and has been completely removed from the plans. A first floor bay window was also proposed to be installed on the existing outrigger however this was also considered unacceptable in design terms and has been removed from the plans.

2.0 ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.2.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building.
- 2.2.3 The minor nature of the proposed development is not considered to result in harm to the character and appearance of the original property or surrounding conservation area. Whilst it is acknowledged that metal balustrades are not a common feature of properties in the immediate vicinity there are other similar examples along Upper Park Road and as such they are considered appropriate in this context. Furthermore, the installation of a new bay window to the

rear of the site is considered acceptable given the minimal impact it would have on the character of the host dwelling and the limited visibility it would have from the public realm.

- 2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The scheme is considered acceptable in design terms and does not harm the character and appearance of the conservation area given the minor nature of the alterations proposed.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

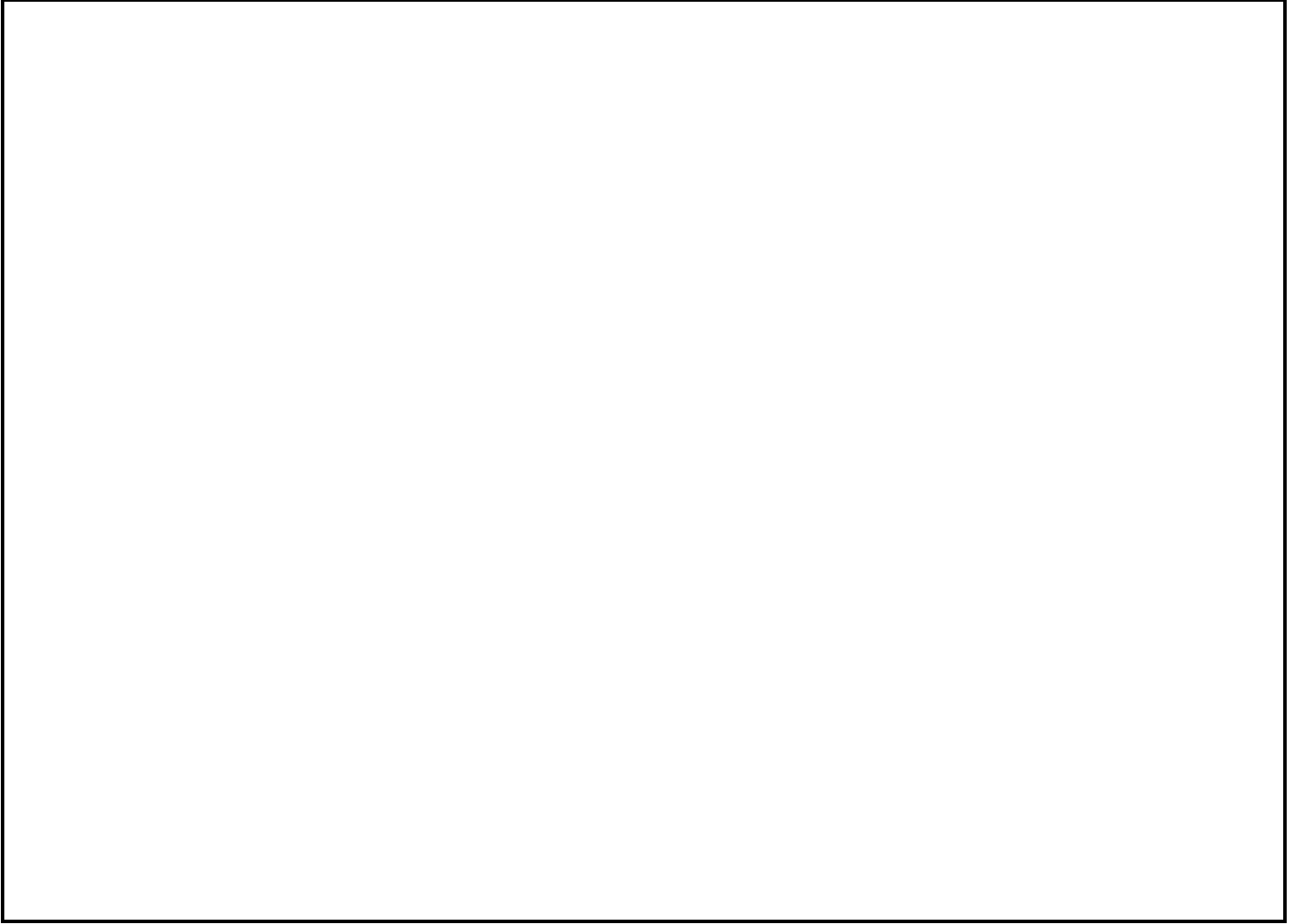
- 2.3.1 Policy DP26 states that the council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of; visual privacy, overshadowing and outlook, daylight levels and noise/vibration levels.
- 2.3.2 The proposed bay window would share the same outlook as the existing upper ground floor window to the rear of the property and would not have a significant impact on the amenity of any neighbouring occupiers in terms of loss of light, outlook or privacy. No other amenity issues would be caused by the proposed alterations.

3.0 **Recommendation**

- 3.1 Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on February 1st 2016. For further information please click [here](#)



Mr Dan Bukin
F3 Architects
8 Harmood Grove
London
NW1 8DH

Application Ref: **2015/5355/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

26 January 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
47 Upper Park Road
London
NW3 2UL

DECISION

Proposal:
External alterations to maisonette including installation of a new bay window to the rear at upper ground floor level.

Drawing Nos: 00-201 P1, 00-205 P1, 20-201 P1, 20-204 P1, 90-201 P1, 00-210 P1, 20-205 P2, 20-202 P2, 20-203 P2, 20-210 P2, 20-211 P2, 20-212 P2, 20-220 P2, Design & Access Statement.

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).

Director of Culture & Environment



- 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 00-201 P1, 00-205 P1, 20-201 P1, 20-204 P1, 90-201 P1, 00-210 P1, 20-205 P2, 20-202 P2, 20-203 P2, 20-210 P2, 20-211 P2, 20-212 P2, 20-220 P2, Design & Access Statement.

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.

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

DRAFT

DECISION