

# 2015/5907/P

## Location Plan: 73 Parliament Hill



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Photograph 1



View from rear garden

Photograph 2



View of border with No.71



Photograph 3



View of border with No.75

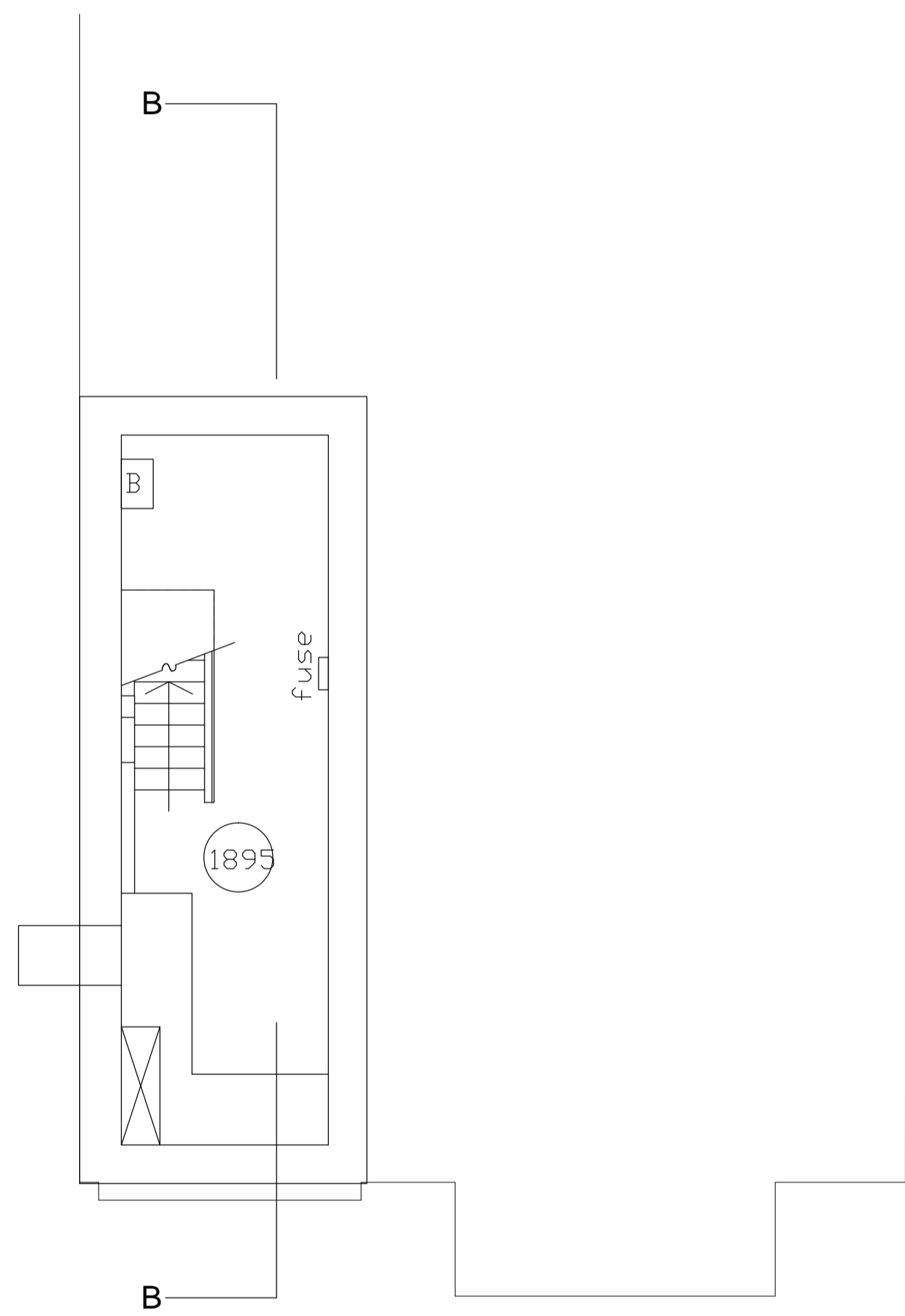
Photograph 4



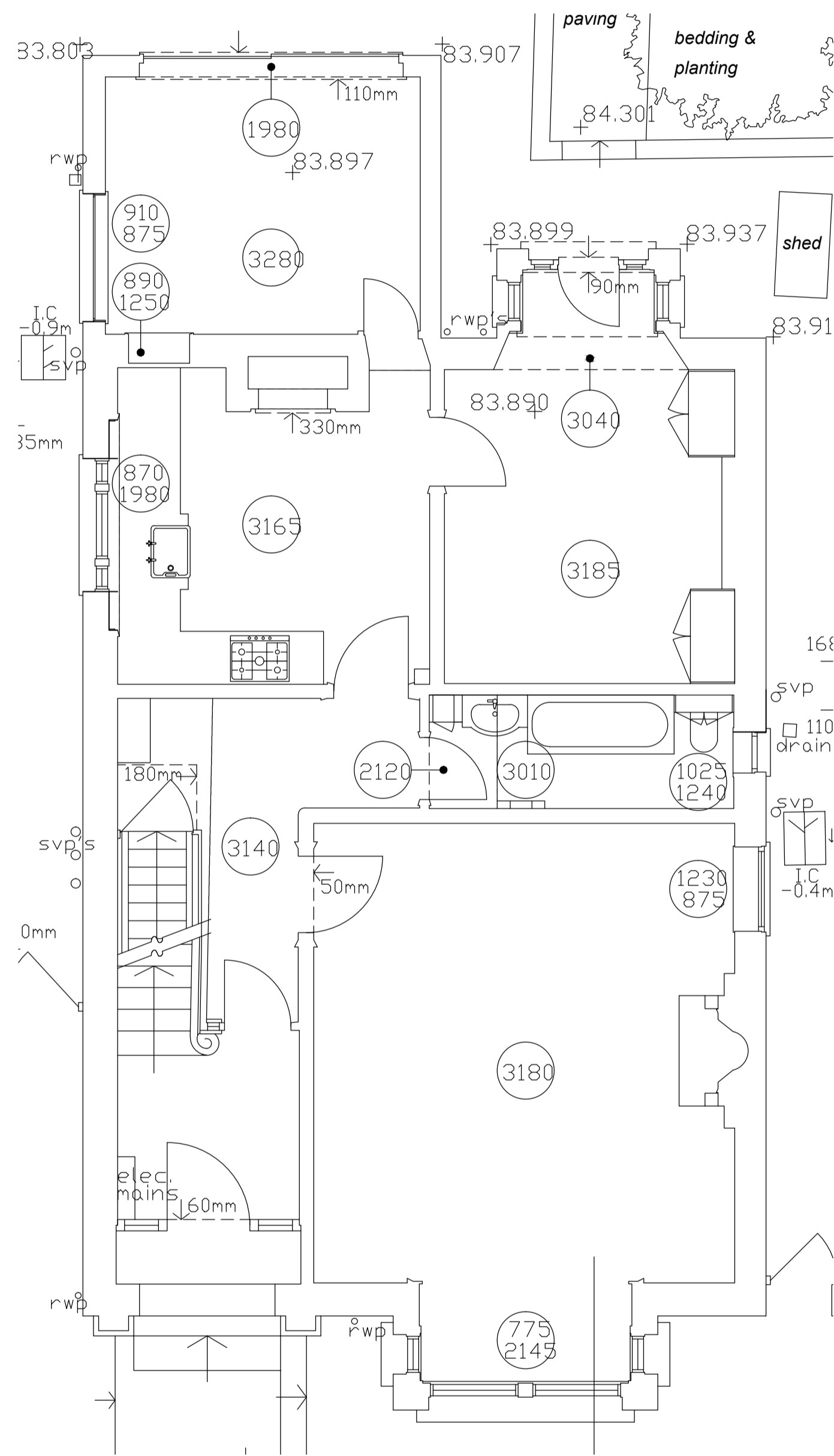
Aerial Picture



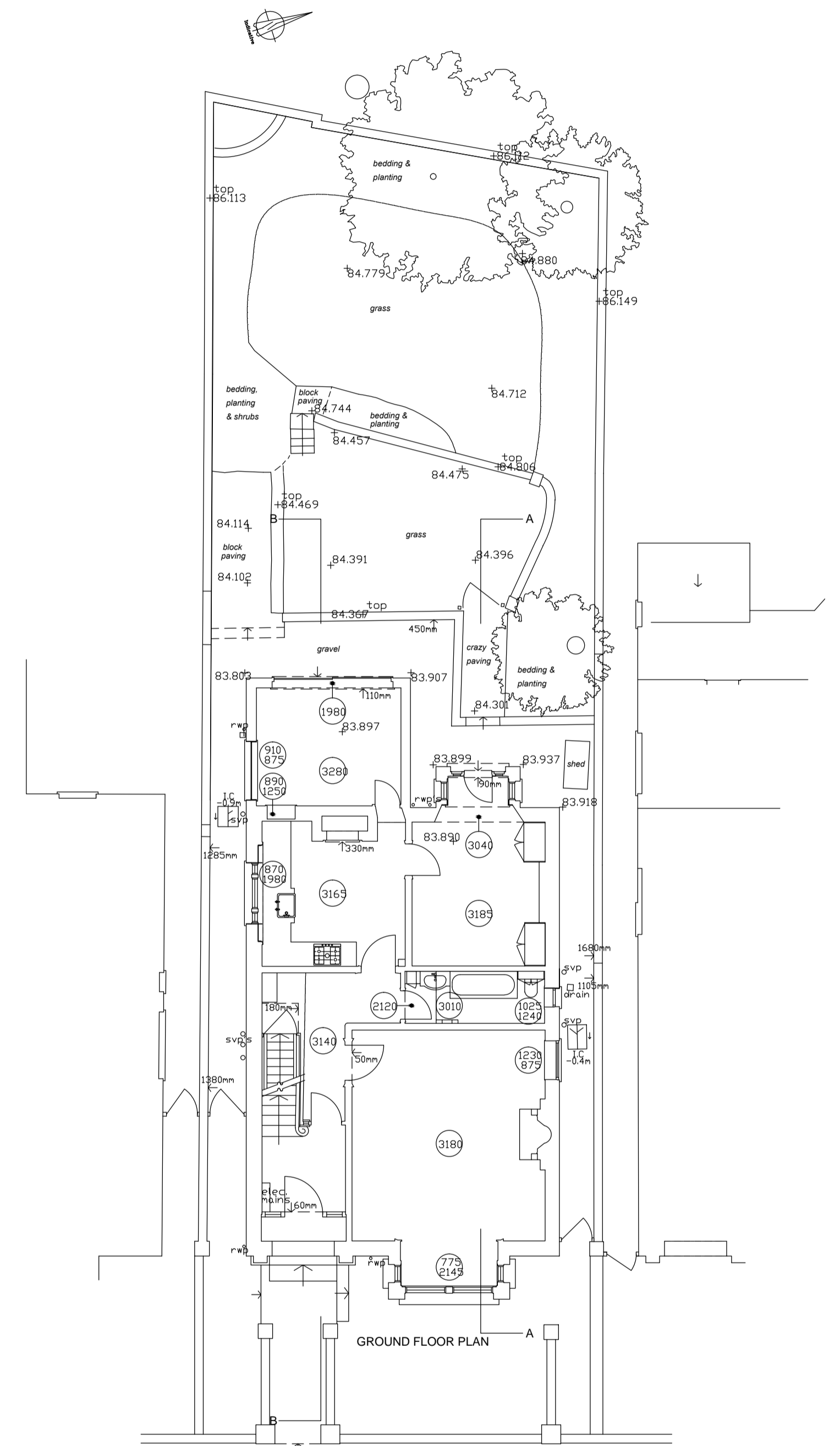
LOCATION PLAN 1:1250



EXISTING BASEMENT PLAN 1:50



EXISTING GROUND FLOOR PLAN 1:50



EXISTING SITE PLAN 1:100

NOTES

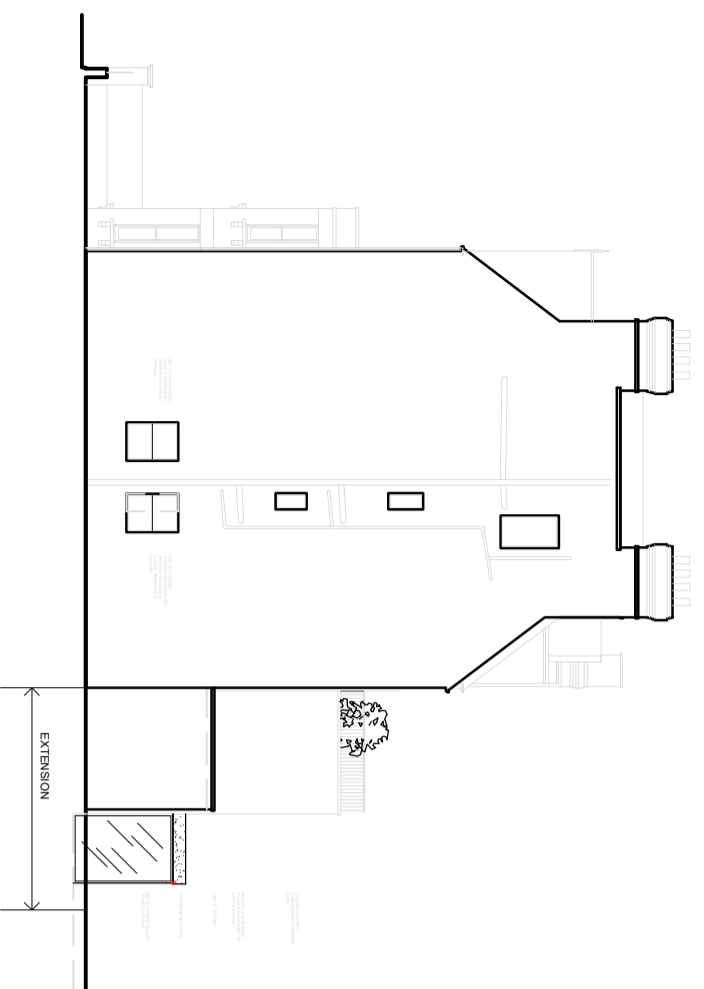
PROJECT TITLE  
73 PARLIAMENT HILL  
LONDON  
NW3 2TH

DRAWING TITLE  
LOCATION PLAN & EXISTING PLANS

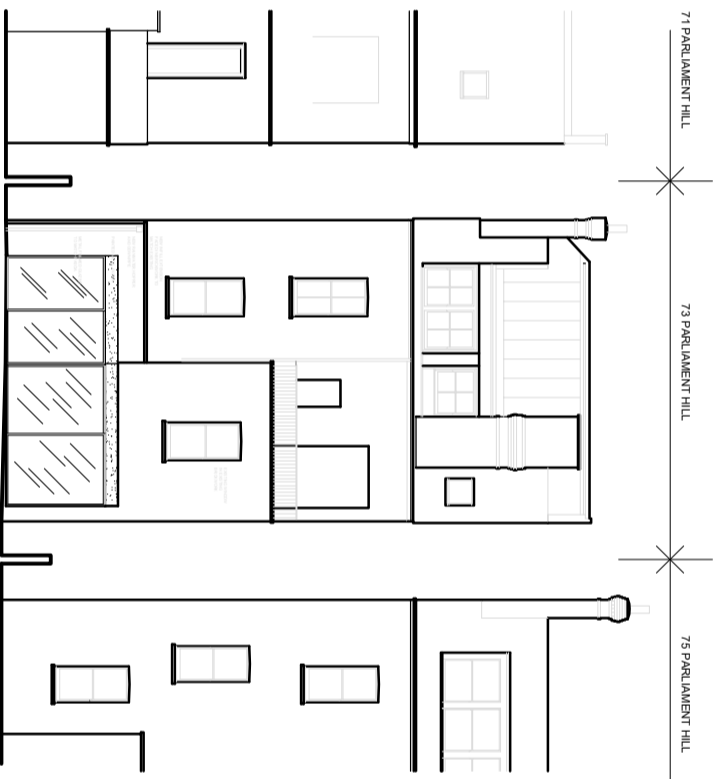
DATE	21.05.15	SCALE	1:100 (@ A1)
DRAWING STATUS	A1	DRAWING NO.	PH.CP.01
REV.	A		

No.	DATE	REVISION / ISSUE
A	14.09.15	ISSUED FOR PLANNING

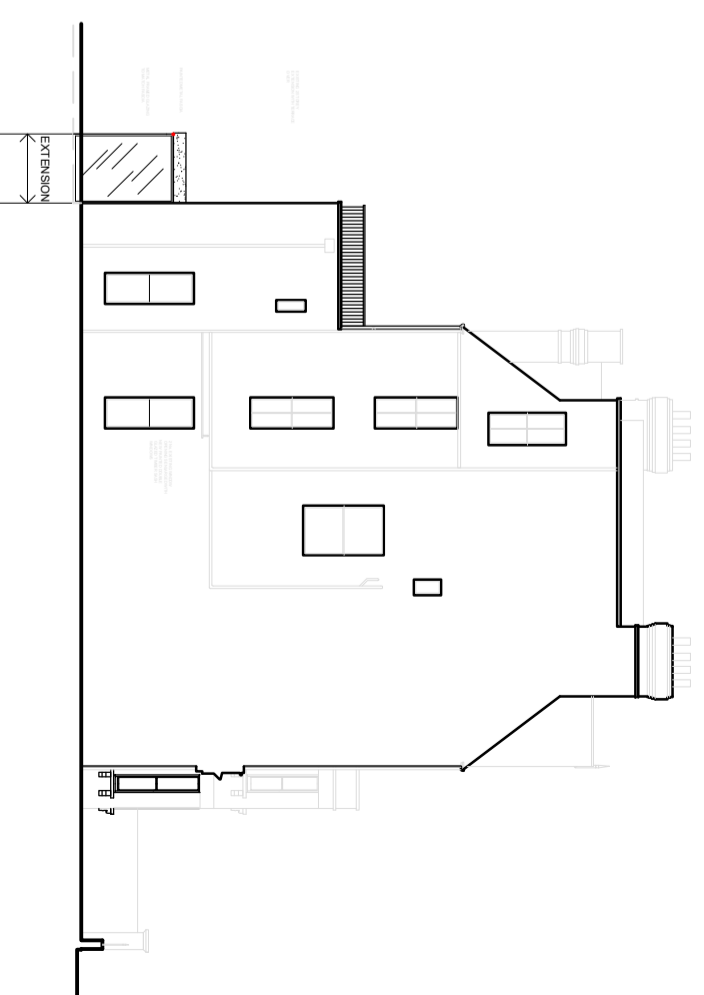




PROPOSED NORTH ELEVATION 1:100



PROPOSED WEST ELEVATION 1:100



PROPOSED SOUTH ELEVATION 1:100

C	11-12-15	PARAPET HEIGHT REDUCED. INFILL EXTENSION AMENDED TO BRICKWORK
B	28-09-15	ISSUED FOR PLANNING
A	01-06-15	REAR EXTENSION REDUCED IN SIZE & HEIGHT FOLLOWING PRE-APPLICATION ADVICE
No.	DATE	REVISION / ISSUE

NOTES

PROJECT TITLE	73 PARLIAMENT HILL LONDON NW3 2TH
DRAWING TITLE	PROPOSED ELEVATIONS

DATE	21.05.15	SCALE	1:50 (@ A1)
DRAWING STATUS	QUANTIFIED	PROJECT NO.	PH/CP/04
A1		REV	C

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	15/12/2015
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	03/12/2015
<b>Officer</b>			<b>Application Number(s)</b>		
Shane O'Donnell			2015/5907/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
73 Parliament Hill London NW3 2TH			Refer to 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>					
Erection of single storey rear and side extension and a single storey rear extension, and alterations to fenestration.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			



<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>21</b>	No. of responses	<b>4</b>	No. of objections	<b>03</b>
<b>Summary of consultation responses:</b>	<p>Site notice 11/11/2015-02/12/2015 Press advert 12/11/2015-03/12/2015</p> <p>The owners/occupiers of neighbouring properties No. 73 and No. 75 Parliament Hill have objected to the revised proposals for the following reasons:</p> <ul style="list-style-type: none"> <li>-The proposed development would worsen water ingress problems on site <i>(Officer Response: sufficient garden would be retained on site, more specific issues regarding drainage is a matter for adherence to Building Control regulations)</i></li> <li>-The proposed development would have a detrimental impact on character of the existing garden and surrounding green area as well as blocking views to the rear garden area <i>(Officer Response: sufficient garden space would be retained on site and the impact on the outlook of neighbouring properties would be considered acceptable)</i></li> <li>- The proposed development would lead to the removal of a mature holly tree on site and the resultant planting would be inappropriate and harm neighbouring amenities <i>(Officer Response: Please see sections 5.0 to 5.2 below)</i> <ul style="list-style-type: none"> <li>- The application form description is misleading leading a false impression of the additional bulk proposed. <i>(Officer Response: The bulk and mass of the proposed extensions have been assessed and...)</i></li> </ul> </li> <li>- The proposed extensions would have a detrimental impact on the amenities of No. 75 Parliament Hill and create a further sense of confinement. <i>(Officer Response: Please see sections 4.2 below)</i></li> <li>-The existing residential unit has been vacated and in a dilapidated state for a considerable amount of time and the proposed development would exacerbate this issue <i>(Officer Response: This particular issue would not substantiate a reason for refusal.)</i> <ul style="list-style-type: none"> <li>- The proposed roof terrace would have a detrimental impact on neighbour's amenities and the proposed extension of flank walls at first floor level would create additional overshadowing. <i>(Officer Response: The Roof Terrace and extended flank walls have since been removed from proposal)</i></li> </ul> </li> </ul>					
<b>South Hill Park CAAC</b>	No Comment					



## **Site Description**

The application site is a ground floor flat of a 3 storey semi-detached building on the west side of Parliament Hill. The host building is sited within the South Hill Park Estate Conservation Area and is listed as making a positive contribution to the conservation area in the South Hill Park Estate Conservation Area Statement.

## **Relevant History**

2015/2274/PRE Erection of a single storey rear extension including creation of a first floor roof terrace and alterations to fenestration.

## **Relevant policies**

### **National Planning Policy Framework 2012**

National Planning Practice Guidance

### **London Plan 2015 Consolidated with Alterations Since 2011**

#### **Camden LDF Core Strategy 2010**

CS1 - Distribution of growth  
CS5 - Managing the impact of growth and development  
CS6 - Providing quality homes  
CS9 – Achieving a successful Central London  
CS14 – Promoting high quality places and conserving our heritage

#### **Camden Development Policies 2010**

DP24 - Securing High Quality Design  
DP25 – Conserving Camden’s Heritage  
DP26 - Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance**

CPG1 – Design (July 2015)  
CPG 6 – Amenity (September 2011)

#### **South Hill Park Estate Conservation Area Statement**

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for a single storey rear and side extension, single storey rear extension, and alteration of one side window and enlargement of another side window at ground floor level. *The proposed development was revised to omit a proposed parapet and first floor rear terrace.*

1.2 The proposed rear and side extension would have a depth of 3.2 metres, a width of 3.6 metres, and a flat roof height of 3.2 metres.

1.3 The proposed single storey rear extension would have a depth of 1.7 metres, a width of 3.7 metres, and a flat roof height of 2.6 metres. This extension would also be primarily a glass finish.

1.4 One side window would be enlarged by increasing its width by 0.5 metres.

### 2.0 Considerations:

The principal considerations material to the determination of this application are summarised as follows:

- Impact on Design and Conservation Area.
- Neighbouring Amenities.
- Arboricultural Issues.

### 3.0 Impact on Design and Conservation Area

3.1 Council LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used and Council LDF Policy DP 25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.2 CPG1 Design Guidance states that: 'Alterations should always take into account the character and design of the property and its surroundings' while the South Hill Park Conservation Area Statement put forward that "Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings, The acceptability of larger extensions depends on the particular site and circumstances"

3.3 The existing rear elevation has an existing two storey rear extension half the width of the main building. This rear built form is common along the rear elevations of Parliament Hill and there are numerous examples of rear developments within the surrounding area. The proposed extension would infill the space between the existing two storey rear extension and the original rear wall. The proposed development would also have a lightweight single storey element extending beyond the depth of the existing rear extension by just 1.7 metres. The proposed extension is thus broken up into two distinct parts including lightweight elements minimising the bulk and mass of the proposed extensions and making them subservient to the main building. The proposed extensions would also retain sufficient garden space for the amenity of occupiers.

3.4 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.5 It is considered that the proposed development would not be out of keeping with the character of the host dwelling or represent harm to the South Hill Park Estate Conservation Area.

### 4.0 Neighbouring Amenity

4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of

neighbouring residents

4.2 The proposed extensions would be at ground floor level. The flat roof above the infill extension should not be used as rear terrace without the explicit permission of the local planning authority and to ensure this, an appropriate condition will be attached to any approval. The proposed infill extension would have a depth of 3.2 metres and would be sited 2 metres from the side elevation of No. 75 which has itself extended at ground floor level. The ground floor window of the side elevation of No. 75 facing the proposed rear and side extension already has a limited outlook and access to natural light, particularly given the existing built form of No. 73 and the nearby fence and tree. Given the existing impact, the height and depth of the proposed extension, and the separation distance, it is considered that that the proposed development would not have a detrimental impact on the light, outlook or privacy of the occupiers of No. 75 Parliament Hill.

4.3 On the other side of the application site, the proposed single storey rear extension would be made of lightweight materials, have a depth of 1.7 metres and would be 1.2 metres from the shared boundary with No. 71. Given the height and depth of the proposed extension, the separation distance, and the lightweight materials used, it is considered that that the proposed development would not to have a detrimental impact on the light, outlook or privacy of the occupiers of No. 71 Parliament Hill.

## **5.0 Impact on Trees**

5.1 Following consultation with the Council's Arboricultural Officer, it is considered that the proposed development would have an acceptable impact on neighbouring trees. Whilst, the proposed development does entail the removal of a category U tree, given its location this tree has limited growth potential and potential to harm the existing built form. The replacement tree would be an Acer Griseum with a 12-14 cm girth sited along the same line as the original but further away from buildings in question. This replacement, and the proposed arboricultural works as a whole are considered acceptable provided the method statement and all tree protection measures referred to in the arboricultural report are implemented.

## **6.0 Recommendation**

6.1 Grant conditional planning permission

### ***DISCLAIMER***

***Decision route to be decided by nominated members on Monday 29<sup>th</sup> February 2016. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Michael Seiersen  
x  
6 Atlantic House  
128 Albert Street  
London  
NW1 7NE

Application Ref: **2015/5907/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

23 February 2016

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**73 Parliament Hill**  
**London**  
**NW3 2TH**

# DECISION

Proposal:

Erection of single storey rear side extension and a single storey rear extension, and alterations to fenestration.

Drawing Nos: PH.CP.01 Rev A, PH.CP.02 Rev A, PH.CP.03 Rev B, PH.CP.04 Rev C, PH.CP.05 Rev C, Arboricultural Impact Assessment (DFCP 3249) dated 12 August 2015, DFCP 3644 TSP, DFCP 3644 TPP, Design and 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.

Director of Culture & Environment





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: PH.CP.01 Rev A, PH.CP.02 Rev A, PH.CP.03 Rev B, PH.CP.04 Rev C, PH.CP.05 Rev C, Arboricultural Impact Assessment (DFCP 3249) dated 12 August 2015, DFCP 3644 TSP, DFCP 3644 TPP, Design and Access Statement

Reason:

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

- 4 No part of the flat roof area over the ground floor rear and side extension shall be used as a roof terrace without the express consent of the planning authority, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The proposed development hereby approved shall be carried out in accordance with the arboricultural report by DF Clark Bionomique Ltd dated 12 August 2015. Relatedly, 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 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

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