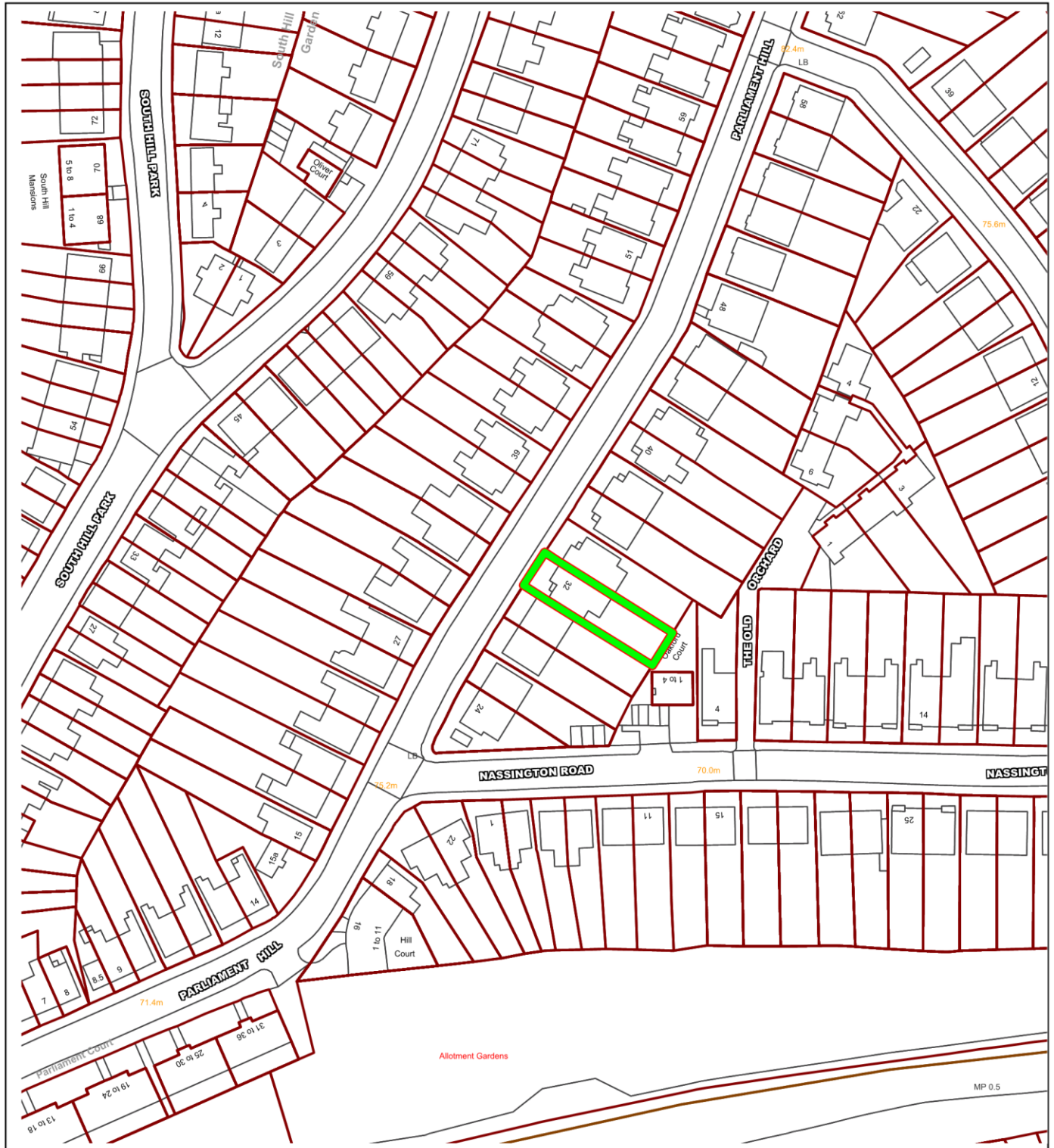


32 Parliament Hill, NW3 2TN

Site Location Plan



32 Parliament Hill, NW3 2TN

Site Photos

1. Bird's eye view of site (prior to roof extension)



2. Implementation of approved works



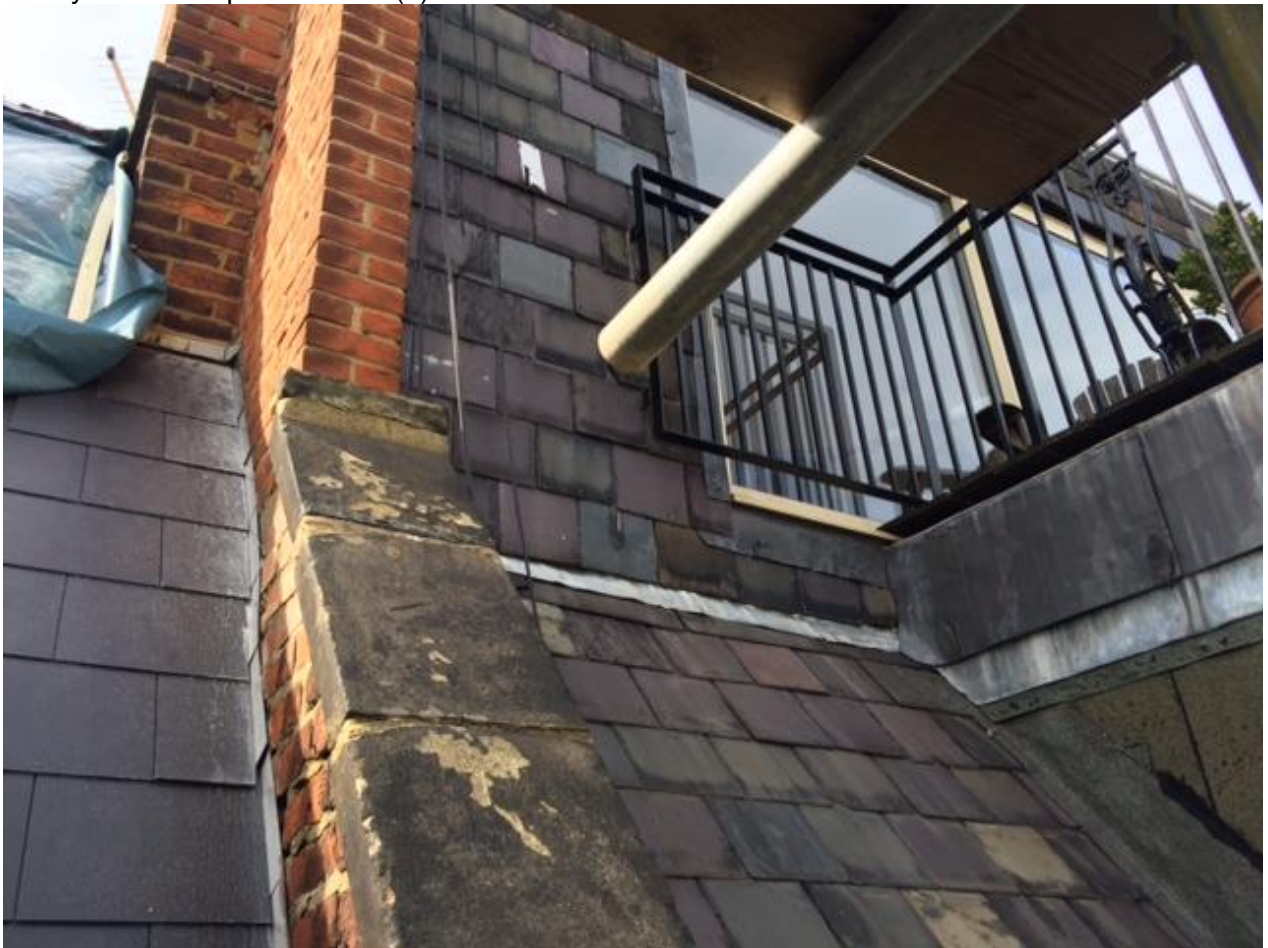
3. View towards no.34 at 2nd/3rd floor level



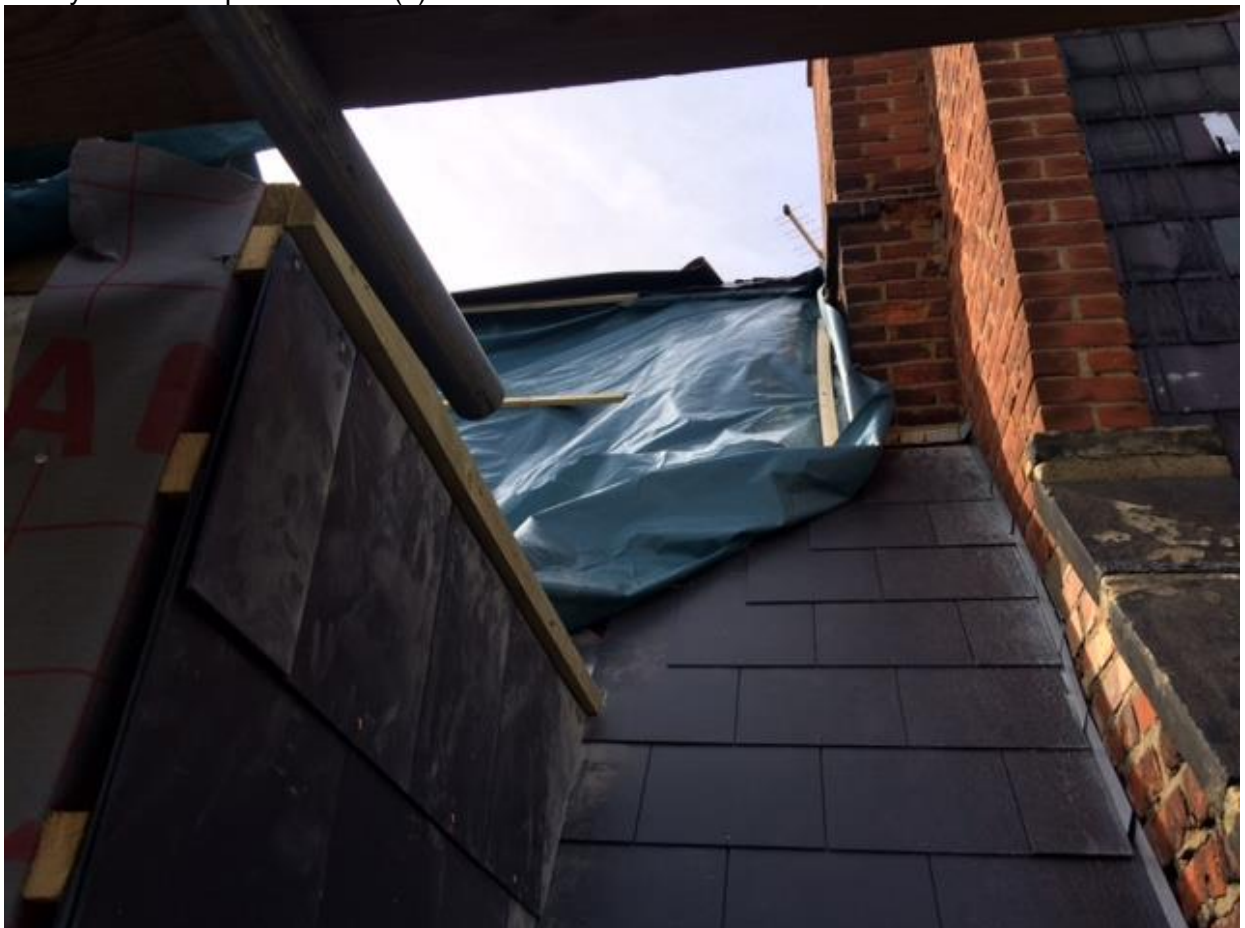
4. View towards no.30 at 2nd floor level



5. Boundary relationship with no.34 (1)



6. Boundary relationship with no.34 (2)



7. Rear views from existing dormer



8. View of site from Nassington Road



Delegated Report		Analysis sheet		Expiry Date:		20/06/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		20/05/16	
Officer				Application Number(s)			
John Diver				2016/1514/P			
Application Address				Drawing Numbers			
2nd Floor Flat 32 Parliament Hill London NW3 2TN				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Roof extension with rear sliding doors and a Juliet balcony and associated alterations to existing 2nd floor flat.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	20	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed between the 27/04/16 and the 18/05/16. The scheme was advertised in local press between the 29/04/16 and the 20/05/16.</p> <p>1x Response was received from the occupiers of the ground floor flat at no.32 stating that no objections were raised. They also raised the following points:</p> <ul style="list-style-type: none"> - Overlooking no worse than existing - Neighbouring balcony could be screened to avoid privacy issues - Proposals will bring the building into visual conformity with neighbouring buildings <p>1x Objection comment was received from the occupiers of the top floor flat at no.34 Parliament Hill and can be summarised as follows:</p> <ul style="list-style-type: none"> - Proposal will impact upon privacy - Proposal will lead to noise and disturbance - Proposal will reduce value of property <p><u>Officers response:</u></p> <ul style="list-style-type: none"> - The impacts upon privacy and noise are discussed in paragraphs 2.11 to 2.14. - The potential impact upon valuation of property is not discernible and is not considered a material consideration for this application. 					
CAAC/Local groups comments:	<p>An objection comment was also received from the Hampstead Heath Society. Comments made can be summarised as follows:</p> <ul style="list-style-type: none"> - Proposed Juliet balcony would constitute serious overlooking and loss of neighbouring privacy, to houses and their gardens - Noise pollution would occur without the intervention of insulating glazing. <p>A request for comments was sent to the South Hill Park CAAC on the 25th April 2016, no response has been forthcoming.</p>					

Site Description

The application site is a residential flat at 2nd and 3rd (currently being built) floor levels. The site is within a semi-detached property which forms a pair with its adjoining neighbour (number 34) on the east side of Parliament Hill. The attractive four storey plus lower ground level properties are examples of the 19th century Gothic Revival style and comprise front gables, ground floor bays, gabled front dormers and stucco surrounds. Following planning permission 2014/2605/P a roof extension is currently being added to the property to align with that in existence at no.34. The site is within the South Hill Park Conservation Area and the property is noted in the Conservation Area Statement as making a positive contribution to its character and appearance.

Relevant History

The relevant planning history for the site can be summarised as follows:

APP: 2014/2605/P

DATE: 16/06/2014

ADDRESS: Flat 2nd floor, 32 Parliament Hill

DESC.: Erection of a roof extension.

DEC: Granted

APP: 2010/3088/P

DATE: 09/08/2010

ADDRESS: Top Floor Flat, 32 Parliament Hill

DESC.: Erection of a roof extension to create an additional storey including two inverted rear dormers and insertion of 3 roof lights to front roof slope, in association with the enlargement of the top floor flat (Class C3).

DEC: Granted

APP: 2009/5399/P

DATE: 26/01/2010

ADDRESS: Top Floor Flat, 32 Parliament Hill

DESC.: Erection of a roof extension to create an additional storey including rear dormer and insertion of 3 roof lights to front roof slope, in association with the enlargement of the top floor flat (Class C3).

DEC: Refused

APP: 17603

DATE: 31/01/1974

ADDRESS: 32-34 Parliament Hill, NW3

DESC.: The railings on the roof at nos. 32-34 Parliament Hill, NW3 to provide additional living accommodation at no. 34 and an additional (fourth) self-contained flat at no. 32.

DEC: Granted

Relevant policies

NPPF (2012)

The London Plan **2016**

LDF Core Strategy and Development Policies (2011)

LDF Core Strategy (2010)

CS1 - Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

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 (2015)

South Hill Park Estate Conservation Area Statement 2001

Assessment

1. Introduction

- 1.1. As aforementioned, planning application 2014/2605/P granted permission for the erection of an extension at roof level to create an additional storey (3rd floor level) to the application property. As well as the roof extension, this permission additionally granted the installation of an additional two dormer windows to the rear roof slope at 3rd floor level as well as the installation of rooflights. This permission is substantially implemented and regarded as existing, although the works have not yet been fully completed.
- 1.2. This application seeks permission for a variation of this previous permission in a manner which would not constitute a 'non material amendment'. The only amendment proposed would be the replacement of the two rear dormer windows at upper floor level with a single opening featuring double glazed, sliding doors and Juliet balcony. The proposed opening would have a height of 2.4m and a width of 6.4m. The proposed glazing area would feature 'ultra slim' aluminium frames. A metal balustrade with a height of 1.2m would run the width of the proposed opening. As no other amendments are included within this application, the acceptability of the rest of the roof extension is not reassessed under this application.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the South Hill Park Estate Conservation Area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity).

Design and Conservation

- 2.2. 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.
- 2.3. CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building. It also points out that one criterion for acceptability for roof extensions would be when there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.
- 2.4. The South Hill Park Estate Conservation Area Statement advises that careful attention should be paid to the design of roof extensions and changes to roof profiles, and that these would normally only be found acceptable if sensitively design in relation to the building and other adjacent roofs.
- 2.5. It is considered that there is an established pattern of development within the local area for larger apertures at upper floor levels, and that the proposed development would not cause additional harm. Almost every property in the row features either rear dormer windows or sliding doors with terraces at upper floor levels. The design of these roof additions vary along the road, however generally there is uniformity in design across pairs of semi-detached properties.
- 2.6. The proposed opening would retain a proportion which would relate to lower windows as well as the adjoining neighbouring property (34). No.34 features a roof extension with large openings at both 2nd and 3rd floor levels as well as a terrace with balustrading on the top floor and it is considered that the proposed development would continuing the pattern of development in terms of proportions and would help to re-unite the pair. The proposed opening would not appear incongruous within the local area, with several

similar examples being in situ (including at no.34). As such it is not considered that the proposed amendment to the previous approved scheme would be of detriment to the character and appearance of the host dwelling or pair of semi-detached buildings.

2.7. The proposed development would be partially visible from parts of Nassington Road, however due to the uniting effect described above, it is not considered that the proposed development would cause harm to the character and appearance of the South Hill Park Estate Conservation Area, preserving its special importance.

Residential Amenity

2.8. Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.9. CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are: Living rooms; Bedrooms; Kitchens; and the part of a garden nearest to the house."

2.10. Due to its siting and design, the proposed development at upper floor level would not cause a loss of light or outlook for the occupiers of any nearby property.

2.11. With regard to impacts caused to privacy, the proposed fenestrations would not include an 'external' balcony meaning that external access would not be created. As such it is considered that the resulting impacts would not be substantially greater than the dormer windows previously approved, which were openable and of similar positioning. Internally, the use of the third floor room as well as overall unit size would remain the same as previously approved and as such there would be no increase in the level of activity within this room from as approved.

2.12. Concern has been raised in comments received regarding the impacts caused by the proposed development upon the privacy of the raised terrace on the adjoining property at 3rd floor level (34). Notwithstanding the above consideration, it should be further noted that due to the set in of this balcony by approximately 1.6m from the party wall and that the partial views through to this balcony afforded would be oblique. It is not considered that the proposal would result in this space becoming unusable by the occupiers of this unit and there may similarly be scope to erect screening along this side balustrading to negate all harm in terms of privacy.

2.13. Due to its siting, the location of neighbouring windows, the fact that the likely level of activity within the unit would remain as previously approved and the previously approved dormer windows were fully openable; it is not considered that the proposed development would lead to an increase in noise and disturbance that would be of detriment to the residential amenities of any neighbouring resident.

2.14. Overall it is not considered that the replacement of the two previously approved dormer windows with a single aperture and Juliet balcony would lead to a significant enough impact upon the residential amenities of any neighbouring resident to substantiate a reason for refusal.

3. Recommendation

3.1. Grant Conditional Planning Permission

The decision to refer an application to Development Control Committee lies with the Executive Director of Supporting Communities. Nominated members will advise whether they consider this application should be reported to the Development Control Committee on Monday 13th June 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Tejendra Patel
Archian LTD
1 Olympic Way
Wembley
Middlesex
HA9 0NP

Application Ref: **2016/1514/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 June 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2nd Floor Flat
32 Parliament Hill
London
NW3 2TN

DECISION

Proposal:
Roof extension with rear sliding doors and a Juliet balcony as well as associated alterations to existing 2nd floor flat.

Drawing Nos: (Prefix ARC-CH-010...): 1/8, 2/8, 3/8, 4/8, 5/8, 6/8, 7/8, 8/8

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 Supporting Communities



- 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: (Prefix ARC-CH-010...): 1/8, 2/8, 3/8, 4/8, 5/8, 6/8, 7/8, 8/8

Reason:

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

DRAFT

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 For full details regarding the reasons for granting permission, please see the officer's report.

DECISION

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 Supporting Communities

DRAFT

DECISION