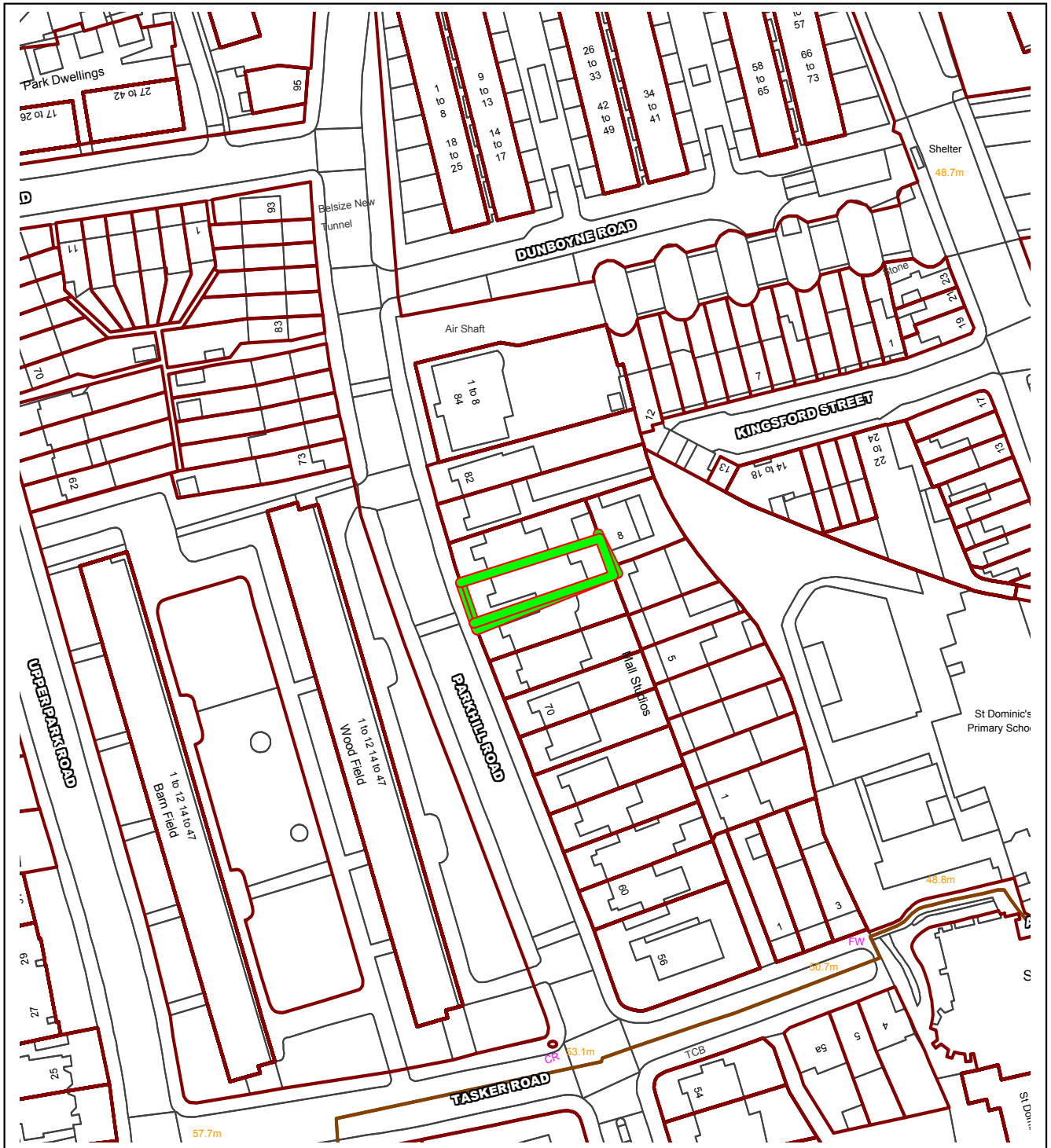


Garden Flat 76 Parkhill Road



Photographs



Photograph 1: Existing conservatory and location of proposed extension



Photograph 2: Proposal area and facing towards adjoining neighbour No.78 Parkhill



Photograph3: Facing adjoining neighbouring property 'The Studio' on No.76 Parkhill Road.

Delegated Report		Analysis sheet		Expiry Date:		12/08/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		18/08/2016	
Officer				Application Number(s)			
Raymond Yeung				2016/3397/P			
Application Address				Drawing Numbers			
Garden Flat 76 Parkhill Road London NW3 2YT				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a rear extension along with alterations to openings on side elevation.							
Recommendation(s):		Grant Permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>No. Electronic 00</p> <p>1 letter of objection from No.76 Parkhill Ground floor flat for the following reasons (summarised);</p> <ol style="list-style-type: none"> 1. Situated immediately above the application site, such works can lead to adverse impacts due to the potential structural adequacy to the property and building as a whole. 2. Removal of internal walls should be conditional on outcome of independent analysis. 3. Regarding demolition and replacement of the conservatory; concerned that new structure larger than existing and views would be impaired. <p>Officer's response; <i>1 & 2. The above issues are not a material consideration when assessing this type of planning application, it is a of building regulation issue.</i></p> <p><i>3. The extension is not larger than existing and at 2.7m high will not impair views. Please see section 2 below.</i></p> <p>1 letter of comment from No.78 Parkhill Road;</p> <p>Recommend the use of London Stock Bricks to match the boundary wall between them.</p> <p>Officer's response; <i>Revised plans were submitted to change the side elevation adjoining the boundary to be of London stock brick, a condition would be added to ensure the proposed material would similarly match that of the existing property.</i></p>					
Local groups comments:	<p>1 letter of objection from Mall Studios Ltd Resident's Association</p> <ol style="list-style-type: none"> 1. Drawings do not show extent of existing buildings of numbers 74 and 76 Parkhill Road. <p>Officer's response; <i>Site visit was conducted and seen the actual buildings on site and is not essential to have drawings to indicate surrounding buildings for the validation of application. It is considered that sufficient information has been submitted to assess this application.</i></p> <ol style="list-style-type: none"> 2. Total footprint of the ground floor plan what was originally No.76 Parkhill would take up more than 50% of the total area. 					

Officer's response;
Please see design section below, section 2.6.

3. Noise and disturbance following the proposed internal arrangements towards the neighbouring occupiers.

Officer's response;

The proposed extension's size and extent is similar to the existing and will cater for a similar size household. It is therefore not considered to intensify the use of this site and therefore it unlikely to result in increased noise.

Site Description

The subject site is a four-storey unit complex, with two lower ground units, known as 'The studio' and 'the garden flat'. It adjoins to the north of 'The studio' which is based in a two-storey rear extension. The application site benefits from numerous extensions including a single storey rear conservatory. The property is within the Parkhill Conservation Area, but is not listed, nor is it a positive or a neutral contributor.

Relevant History

On the overall site of 76 Parkhill road.

PEX0300258 – Approval for a proposed dormer extensions to side roof slopes, a glazed continuation of the existing roof, up to the side boundary with number 78 Parkhill Road, to create headroom at first floor level to allow for a staircase, and a rear conservatory at ground floor level of residential dwelling house.

PEX0200920 – Refusal for the proposed dormer extension, side extension at first floor level and rear conservatory at ground floor level.

2003/2202/P – Approval for erection of an extension to existing conservatory (Application site).

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

LDF Core Strategy and Development Policies 2010

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)

Camden Planning Guidance 2015/2011

CPG1 (Design)

CPG6 (Amenity)

Parkhill Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for a single storey extension to the rear of the existing conservatory which runs along the boundary with No.78 Parkhill Road. An existing store would be removed.

1.2 It would measure 2 metres deep, 3.8 metres wide and 2.7 metres in height.

1.3 The existing conservatory roof would be removed and replaced by a new flat roof membrane and the doors would be removed to make way for the new extension, the existing and proposed extension would contain a kitchen and dining room which would have rear aluminium sliding doors to match No.78. This would lead out to a newly designed decking area.

1.4 The materials of the extension are proposed to be in brick, and windows to be of timber frame to match existing host property.

1.5 Other changes include addition of new window and door, following the rearrangement of the existing door on the ground floor side elevation with material to match that of the existing host property.

1.6 Revised plans were submitted to remove the roof lanterns and to change the side elevation wall to London Stock Brick, more explained below for the reasons.

2.0 Assessment

The main issues to be considered are;

- Character, Appearance, Design and impact on conservation area; and
- Amenity.

Character, Appearance, Design and impact on conservation area

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies DP24 and DP25 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.

2.2 CPG1 Design guidance recommends that extensions take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.3 CPG1 also states that development in rear gardens should ensure that the siting, location, scale and design of any proposed structure has a minimal visual impact on, and is visually subordinate to the host garden. Such development should not detract from the open character and garden amenity of the neighbouring gardens and wider surrounding area and should use suitable soft landscaping to reduce its impact. It also states that development should ensure building heights retain visibility over garden walls and fences, use materials that complement the host property and overall character of the surrounding area, and minimise any impact on trees and water run-off.

2.4 Revised plans were submitted to remove the roof lanterns which were considered to be out-of-character to the host property and rather bulky, the side elevation was changed to London stock brick to match that of the adjoining boundary to be in-keeping.

2.5 The conservation area management strategy states that any development of rear garden spaces should not detract from the general feeling of openness and should ensure that most of the existing garden space is retained.

2.6 There has been an objection from the Resident's Association regarding the footprint of the extension. The proposed extension to the rear measuring 2 metres deep, 3.8 metres wide as mentioned above, would equal to approximately 7.6 square metres take-up in footprint, the store that would be removed takes up 3 square metres, the additional take-up in footprint would therefore equal to 4.6 square metres. There would approximately be 20 square metres floor area remaining out of the existing 27.6 square metres or 47.6 square metres floor area prior the construction of the conservatory, the take up of footprint would be slightly over 50% overall together with the previous extensions. There is no mention in any specific size within the local policies regarding how much garden space should be retained, however, assessing this application on its own merits, but nonetheless the modest footprint of the room would allow for the retention of a reasonably sized garden for a single storey flat and therefore considered to be in compliance with CPG1.

2.7 Given the size and depth of the extension, it is considered to be subordinate to the host 4 storey property and it would not go beyond the studio flat building line that it would adjoin to the south, it is considered that would not be out of character for the area nor be of overdevelopment.

2.8 The proposed materials will match the existing by the use of brick and the use of timber framed windows, which is considered to be acceptable.

2.9 The proposal would be of a simple design constructed with aluminium sliding doors to match that of the neighbours which is an appropriate material for a rear garden development away from public viewpoints, and appropriate for the conservation area.

2.10 The Side elevation alterations are considered minimal as it only includes the rearrangement of existing door and insertion of 1 window at ground floor level away from public viewpoints, such is considered acceptable.

2.11 For the reasons given above the proposal is considered to preserve the character and appearance of the conservation area. It would not harm the host building and would comply with the guidance on design. The proposal would conform to Policy CS14 of the Camden Local Development Framework Core Strategy, which promotes high quality places; and also with Policy DP24 and DP25 of the Camden Local Development Framework Development Policies.

Amenity

2.12 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."

2.13 The proposed building would measure 2.7m high and be the same height as the neighbouring trellis fencing and would not extend the building line of 'The Studio' 76 Parkhill Road. The minimal extension is considered not to have any impact on the amenity of adjoining gardens in terms of loss of outlook or loss of light. Its single storey height and distance from surrounding properties are such that the proposal is not considered to have an impact on sunlight or daylight to neighbouring windows.

2.14 The rearrangement of door and a new window on the ground floor side elevation would not

create any additional amenity issues due to minimal nature in that it would be matching in terms of locality and size to the existing fenestrations and would not result to any material overlooking issues.

2.15 Following revised plans to remove two roof light lanterns, it is considered to be beneficial to the amenity of neighbouring occupiers as it removes any potential issues with lightspill to the neighbours above.

3.0 Recommendation

3.1 The proposed development is considered acceptable in terms of its design and impact on the conservation area and any impact on the residential amenity of neighbouring occupiers are considered to be an acceptable level. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th October 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Michael Rawlings
Icon Project Management
WAP Building
Dark Lane
Chorley
PR6 8AE

Application Ref: **2016/3397/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

3 October 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Garden Flat
76 Parkhill Road
London
NW3 2YT

DECISION

Proposal:
Erection of a rear extension and alterations to the ground floor side elevation.

Drawing Nos: PH-1006-PLN, PH-1007-PLN RevA, PH-1008-PLN.

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).

Executive Director 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:

PH-1006-PLN, PH-1007-PLN RevA, PH-1008-PLN.

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.

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

DRAFT

DECISION