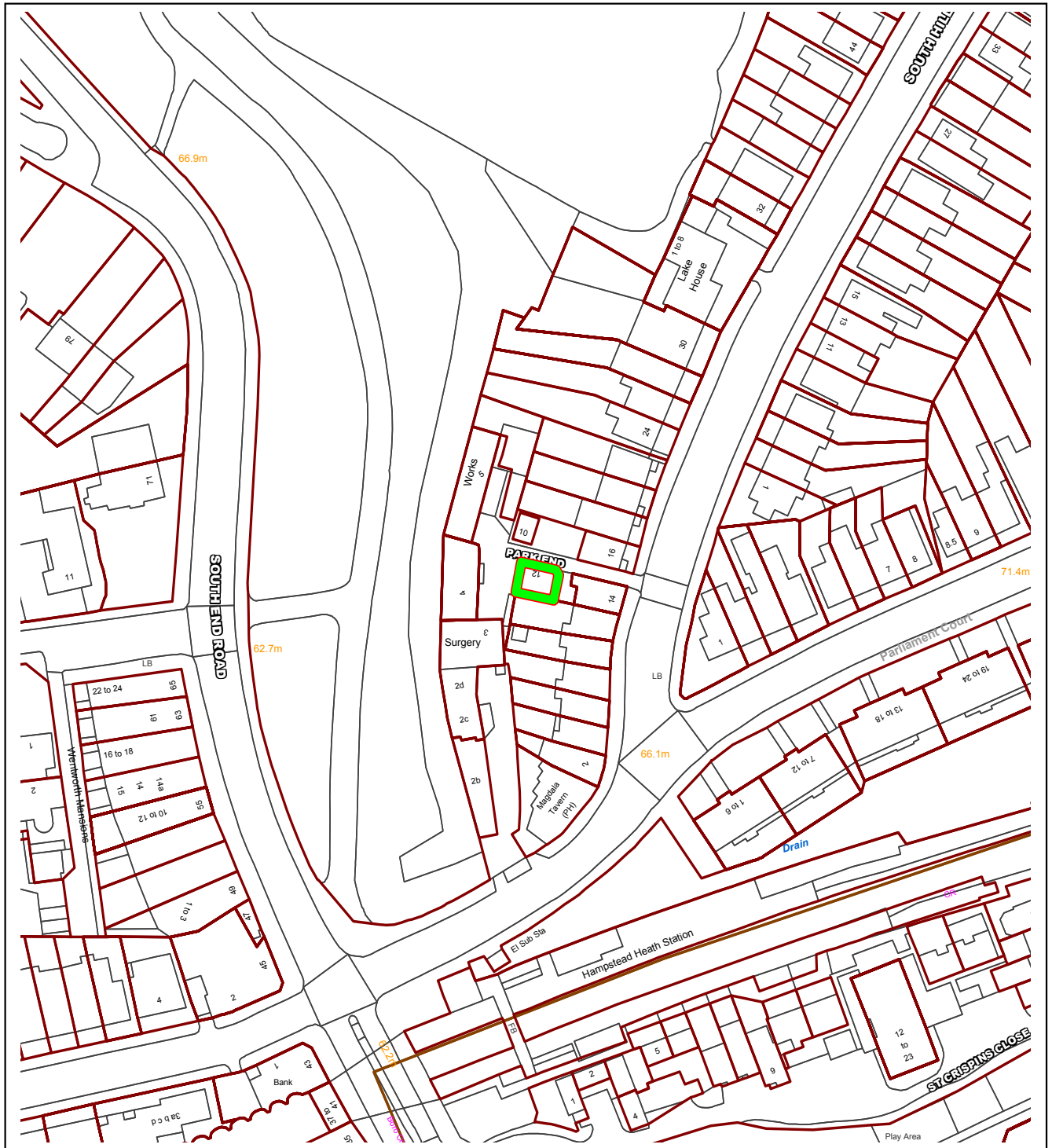


12 Park End



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2016/5754/P - Site photographs

1. Northern elevation of No.12



2. Western elevation of No.12 and rear elevation of South Hill Park behind.



3. North western corner of No.12 and boundary wall / rear elevation of 16 South Hill Park



4. Courtyard area to west of the site



5. Northern elevation and entrance to the site



6. Western elevation of No.12 and entrance to neighbouring surgery



7. View of the site from 16 South Hill Park





Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 09/01/2017		
				Consultation Expiry Date: 08/12/2016		
Officer			Application Number			
Patrick Marfleet			2016/5754/P			
Application Address			Drawing Numbers			
12 Park End London NW3 2SE			See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal						
External alterations to fabric and fenestration of the existing property including excavation works to provide additional internal floor space and create one bedroom flat at the site.						
Recommendation:		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	00	No. of responses No. electronic	06 06	No. of objections	04
Summary of consultation responses:	<p>Site notice: 16/11/2016 - 07/12/2016 Press notice: 17/11/2016 - 08/12/2016</p> <p>The following comments were received from the occupants of 4 Park End, 8 Park End, 12a South Hill Park and 16 South Hill Park.</p> <ol style="list-style-type: none"> 1. Proposal will lead to the overdevelopment of a small site. 2. Proposed excavation works would be disruptive and could lead to damage of neighbouring properties. 3. Proposed white rendered building would overwhelm existing Mews and ruin the feel of electric buildings. 4. Concerned about impact of drainage and underground water channels and changes in levels should a basement be built at the site. 5. The new high level windows will directly overlook neighbouring properties. 6. Proposed works unable to be achieved given the only access to the 					

	<p>property is via a narrow alleyway. There is a busy working surgery in the mews and vehicles need access at all times.</p> <p>7. Concerns regarding removal of spoil/delivery of materials and disruption this will cause to normal daily events on the access road.</p> <p><i>Officer Comment</i></p> <ol style="list-style-type: none"> <i>1. The design and conservation impact of the proposal is discussed in the paragraph 2.3 of this report.</i> <i>2. The proposed excavation works are discussed in paragraph 2.5 of this report.</i> <i>3. The design and conservation impact of the proposal is discussed in the paragraph 2.3 of this report.</i> <i>4. The proposed excavation works are discussed in paragraph 2.5 of this report.</i> <i>5. The impact of the proposal on neighbouring amenity is discussed in paragraph 2.4 of this report.</i> <i>6. The proposed excavation works are discussed in paragraph 2.5 of this report.</i> <i>7. The proposed excavation works are discussed in paragraph 2.5 of this report.</i>
CAAC/Local groups comments:	<u>South Hill Park CAAC</u> - no comments received to date.

Site Description

The application site is located on the south western side of Park End, a narrow access road off South Hill Park that leads to several mews properties. The application property is a small single storey brick structure with windows located on the north and western elevations, the roof of the building is concealed behind a high parapet wall. The building was used as office space (B1a) prior to the submission of a prior approval application for its conversion to residential use (C3) which was granted in July 2014 (see history section below).

The site is located within the South Hill Park Conservation Area, it is not a listed building and is not identified as making a positive contribution to the character of the conservation area.

Relevant History

Application site

2014/3619/P - Change of use from office (B1a) to 1 x 1 bed studio residential unit (C3). **Prior approval granted 23/07/2014 following review at Members Briefing.**

Relevant policies

National Planning Policy Framework 2012

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
DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2015)
CPG6 Amenity (2011)

South Hill Park Estate conservation area statement 2001

Assessment

1.0 PROPOSAL

- 1.1 Permission is sought to raise the height of the existing roof of the property by approximately 1m (concealed behind existing parapet) and lower the existing floor level by 1.3m to provide additional internal floor space and create a one bedroom dwelling at the site. Externally, the existing brick walls of the property would be clad in white render whilst the new roof would have a sedum covering and contain three new roof lights. The band of windows on the western elevation would be replaced by 3 new window openings of varying size whilst the fenestration alterations to the northern elevation would include the installation of a large window opening along with two smaller openings that would provide light and outlook to the proposed living room and stairwell.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Residential living standards
- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Residential living standards

- 2.2.1 The gross internal floor area of the new unit measures at approximately 80sqm which complies with the London Plan's nationally described space standards for 1 bed, 2 person, 2 storey units. Subsequently, the internal floor area, together with the windows and internal layout of the proposed unit are considered to provide an acceptable standard of living accommodation for future occupiers of the site.

2.3 Design and Conservation

- 2.3.1 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.

- 2.3.2 The proposed development would not increase the perceived external size or bulk of the host building and it is not considered to lead to the overdevelopment of the site as a result. Whilst it is acknowledged that the roof of the existing structure is being raised by approximately 0.9m, it would continue to be concealed by the existing parapet wall at the site and would not have a significant impact on the external appearance of the building. Furthermore, the proposed roof lights would not have a significant impact on the design and appearance of the host dwelling or surrounding area, particularly given the prevalence of roof lights on neighbouring properties at the site.
- 2.3.3 With regard to the character and appearance of the surrounding area the South Hill Park Estate conservation area statement (2001) refers to Park End as: *A group of modest two storey workshops built between South Hill Park and South End Road. These buildings postdate the buildings fronting South Hill Park and do not relate to the prevailing architectural character and style of the Conservation Area.*
- 2.3.4 It is clear from the above statement and from the visit to the site that the properties located within this isolated enclave differ from the general design and fabric of the surrounding properties that give the conservation area its unique character. Therefore, the cladding of the existing dark brick building with a white render finish is considered acceptable as it would largely match the external appearance of the neighbouring workshop, surgery and mews properties at the site and would not detract from the character and appearance of the surrounding conservation area.
- 2.3.5 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 secluded location and limited visibility of the application site would ensure no undue harm is caused to the character and appearance of the surrounding conservation area.

2.4 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

- 2.4.1 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.
- 2.4.2 Neighbouring residents have raised concern over the increased overlooking that would occur as a result of the fenestration alterations particularly as the proposed upper ground floor windows would serve the new living space at the site. Whilst the height of the upper windows on the north and western elevations would be raised by approximately 0.9m they would share the same outlook as the existing windows at the site and are not considered to result in increased levels of overlooking to neighbouring properties. Furthermore, the large upper floor windows would also be fitted with louvered screens which would help to protect the privacy of the future occupiers of the site and neighbouring residents.
- 2.4.3 The application also proposes the installation of three roof lights in the new roof of the property which would be located above the entrance hallway, kitchen and living room space. The largest

of these openings would be positioned above the new living room at the site, which is located furthest from the rear windows of the neighbouring properties along South Hill Park and is not considered to cause unacceptable levels of light spillage as a result of its installation. Furthermore, the proposed plans indicate that the rooflights would be fitted with internal blinds which would further mitigate any undue impact on neighbouring amenity.

2.5 Excavation works

- 2.5.1 It is noted that some concerns have been raised from neighbouring residents with regard to the proposed excavation works at the site. Whilst the development would include some excavation it would be limited to a maximum depth of 1.3m for a small section of the site and would be confined to the footprint of the existing building. Therefore, the proposed excavation works are not considered to be substantial enough to warrant a Basement Impact Assessment particularly as the majority of the existing floor level is only being lowered by 0.5m, which has been necessitated by the topography of the site.
- 2.5.2 Given the level of excavation proposed, the council's highways team do not consider it necessary to secure a CMP for the proposed works via a s106 legal agreement. An informative has been added to the decision notice reminding the applicant to apply for the relevant highways licences prior to the commencement of development at the site.

3.0 Recommendation

- 3.1 Grant conditional planning permission

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 23rd January 2017, 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'.

Mrs Kate Malhotra
81 Maygrove Road
London
NW6 2EG

Application Ref: **2016/5754/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

19 January 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**12 Park End
London
NW3 2SE**

DECISION

Proposal:

External alterations to fabric and fenestration of the existing property including excavation works to provide additional internal floor space and create one bedroom flat at the site.

Drawing Nos: 215007/120, 215007/130, 215007/131, 215007/140, 215007/141, 215007/030, 215007/031, 215007/020, 215007/110, 215007/001, 215007/050, 215007/150, Design and Access Statement dated October 2016, Cover letter dated 19/10/16, Neighbour letter dated 07/10/16.

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

Executive Director Supporting Communities



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 215007/120, 215007/130, 215007/131, 215007/140, 215007/141, 215007/030, 215007/031, 215007/020, 215007/110, 215007/001, 215007/050, 215007/150, Design and Access Statement dated October 2016, Cover letter dated 19/10/16, Neighbour letter dated 07/10/16.

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

- 3 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.

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

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 Noise and Licensing Enforcement Team, 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 Some highway licenses may be required to facilitate the proposed works at the site and the applicant is advised to obtain such licences from the Council prior to commencing work on site. Further details of these licenses are available on the Camden website using the hyperlink below:

<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

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

Executive Director Supporting Communities

DECISION