



20 Parkhill Road, London NW3 2YN

PLANNING STATEMENT

Erection of a single-storey rear extension at lower ground floor.

August 2017

INTRODUCTION

1. This Planning Statement has been prepared in support of a full planning (householder) application for the erection of a single-storey rear extension at lower ground floor.
2. The supporting information has been prepared in accordance with the local authority's local validation requirements.

THE SITE AND SURROUNDINGS

3. The application site is located in a predominantly residential area characterised by a variety of styles and designs.
4. The property, 20 Parkhill Road is arranged as a lower ground and raised ground floor maisonette with a floor area of 128sqm and two additional flats over first and second floors. The application is concerned only with the maisonette over lower ground and raised ground.
5. A large private garden to the rear of the site, is solely for the use of the maisonette and is accessed via the lower ground floor.
6. The site lies within the Parkhill and Upper Park Conservation Area. None of the buildings on or around the site are statutorily listed. The site lies within a PTAL 3 area.

PLANNING HISTORY

7. A search of the Council's planning history records has found the following relevant applications:

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8. A planning application proposing alterations to the front of the existing property, including installation of new handrails and light fittings has been submitted to the Council and is currently awaiting determination (RN: 2017/4176/P).
9. A planning application was approved in 1984 for a side extension to form one double bedroomed self-contained maisonette on ground and 1st floor with stores on the lower ground floor (RN: 8400383).

THE PROPOSED DEVELOPMENT

10. Planning permission is sought for the extension of the lower ground floor to create a larger living and dining space. Internal changes seek to improve the existing layout and provide a contemporary maisonette. The detail of the proposals are shown on submitted drawing Nos: (PL) 010 P2; (PL) 011 P2; (PL) 200 P2; (PL) 300 P2; (PL) 301 P2.
11. The proposal comprises the erection of a 3.4m deep single-storey rear extension, with a total floor area of 25sqm. A small balcony will be provided on the roof of the extension (ground level) to provide additional private amenity space. The proposed balcony replaces an existing small balcony at this level.
12. The proposals also incorporate new landscaping in the form of a landscaped front garden to be finished with a grassed area, new path and permeable paving to replace the existing concrete slabs.
13. In terms of materials, the extension will be constructed using with brick, with glass doors providing access to the rear garden.

PLANNING POLICY CONTEXT

14. The National Planning Policy Framework (NPPF) was adopted in March 2012, replacing previous national planning policy guidance, and includes within it a presumption in favour of sustainable development.
15. The statutory development plan comprises the London Plan 2011, the adopted Local Plan, July 2017 and the Camden Core Strategy 2010 – 2025, adopted 2010.

PLANNING CONSIDERATIONS

16. The main issues relevant to the determination of this application are addressed under the headings below.

a) Design

17. Core Strategy Policy CS14 sets out the Development Plan requirements for high quality design. The Camden Design CPG provides specific guidance on residential extensions. The proposed single storey rear extension to the building will be constructed of highest quality of materials to match the host building and therefore in terms of its external appearance, the extension is designed to fit sensitively within the existing character of the area and have little impact on the Conservation Area.
18. Internally the opportunity has been taken to improve the layout of the building, providing better internal accommodation. The proposals are therefore considered to constitute high-quality design and to be fully in accordance with Development Plan policy.

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19. In accordance with development policy DP26 and Core Strategy policy CS5, the proposed rear extension has been designed to ensure there is no impact arising on the amenities of the original building or the neighbouring properties. The construction of the single-storey rear extension will not significantly reduce the existing amenity space to the rear. The provision of a balcony is not considered to impact on neighbouring amenity as it will replace an existing balcony at this level.
20. The extension only marginally exceeds 3 metres in depth beyond the original rear wall and measures is 3.5m in height from ground level. The modest extension is therefore considered to be well proportioned and will be subordinate to the host building.
21. Along Parkhill Road, several properties of a similar scale have been extended at all levels. The rear building line of Parkhill Road does not therefore follow a consistent line. The proposed extension respects the existing pattern of rear extensions along the street. The proposed volume of the extension is subordinate to the original building in form, scale, proportions and detailing.
22. It is, therefore, considered that the proposals are acceptable in accordance with the guidance set out in the NPPF and the Development Plan, specifically Core Strategy policies CS14, DP26 and CS5.

c) Impact on Neighbours

23. Careful consideration has been given to the design the scheme to ensure that the extension to the building will not have a harmful impact on the residential amenity of neighbouring properties. The proposed small balcony replaces an existing balcony to the rear of the property and therefore the impact is neutral.

24. The impact on the adjoining building will be minimal, the extension will only rise above the neighbouring wall by 2m and an existing large evergreen tree on boundary means that there will be no impact on loss of light/outlook and the extension will not have an overbearing impact on the lower ground windows of the neighbouring property. The scheme is not considered to have any harmful impact on the residential amenity of surrounding properties. The proposals have no harmful impact on the existing properties in terms of outlook or loss of privacy and are considered to fully accord with the guidance set out in Camden's Amenity CPG 6 document and Policy DP26 of the Development Plan.

e) Amenity Space

25. In keeping with the surrounding area, the maisonette retains a generous amenity space in the form of a rear garden, in accordance with Camden's Amenity CPG 6 document.

26. The area is well served by public open space with Hampstead Heath located a 10-minute walk north of the site. It is therefore considered that the proposals are acceptable in this respect.

d) Trees

27. The application is supported by an Arboricultural Impact Assessment (AIA), which includes a survey of trees within the site. The site lies within a Conservation Area and therefore the trees are automatically protected.

28. The tree survey and objective assessment resulted in BS5837 quality/retention categories 'B - moderate' and 'C - low' being attributed to the surveyed trees, as well as 'U - poor' for the declining T2 and the self-seeded T4, with boundary fence conflict.

29. The AIA recommends the removal of T2 and T4, which are both surveyed as 'U - poor', due to decline and dieback of T2, self-seeded location of T4 in conflict with the boundary fence and limited useful life expectancy of both trees. Also, T1 is surveyed as low quality due to the self-seeded growth, included multiple stems and close proximity to the neighbour's and on site structures and is recommended for removal.
30. As such, neither T2 nor T4 should be considered a constraint to the design, and their removal would be a suitable consideration for H&S tree risk management, as well as consideration for the removal of these trees with T1 as part of a garden design and landscape works on site; direct replacement tree planting will serve to mitigate and enhance the site over the contribution made by T1, T2 and T4 where proposed in conjunction with a scheme.
31. The AIA states that there will be no adverse impact on the neighbouring tree on the boundary (T3). The proposals have been tailored in acknowledgement of the tree root findings of T3, and the 3.4m extension enables the retention of the augmented RPA for T3. As such, the protection of the retained RPA will be achieved by placement of protective barrier fencing (PBF) and retained soil levels within the confirmed RPA by a part side walkway and part patio.
32. The AIA also includes within it a set of proposed tree protection measures, which are to be undertaken in connection with any works on the site.
33. The application fully acknowledges the importance of the protected trees and as such the scheme has developed to negate any harmful impact on trees of good quality, through design, siting and management.
34. The AIA concludes that the overall quality and longevity of the amenity contribution provided for by the trees on site and on the neighbouring site will not be adversely affected by the grant of planning permission for this

development. The proposals are, therefore, compliant with Core Strategy Policy CS15 and accords with paragraph 118 of the NPPF.

CONCLUSIONS

35. This statement has been prepared in support a full planning (householder) application for the extension of the existing maisonette to provide additional living space and improve the internal layout of the property.
36. The proposed single-storey rear extension to the building is considered appropriate in terms of design, scale, proportions and detailing in relation to the host building and the character and appearance of the wider Conservation Area.
37. It is therefore considered that the application proposals pass the tests set out in Section 38 of the Planning and Compulsory Purchase Act 2005, and that planning permission should be granted accordingly.