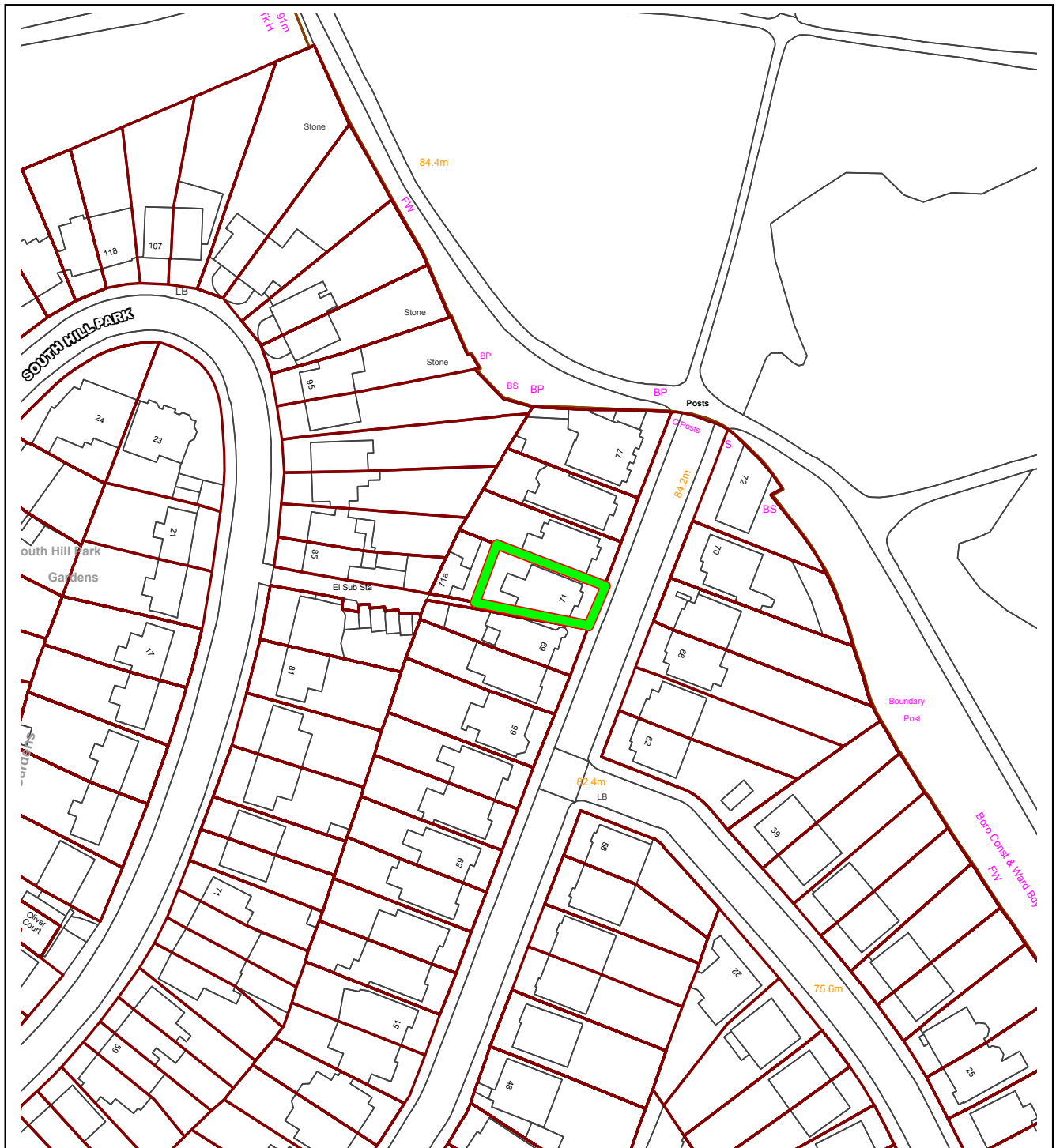


# 2017/2793/P

## Flat Ground Floor Rear, 71 Parliament Hill



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Photo 1 (above): Proposed location of single storey rear and side extension between existing single storey addition and side boundary wall



Photo 2 (above): Existing side boundary wall between Flat Ground Floor Rear, 71 Parliament Hill and footway to south



Photo 3 (above): Rear garden of Flat Ground Floor Rear, 71 Parliament Hill looking south



Photo 4 (above): Existing single storey rear addition



Photo 5 (above): Existing rear elevation of Flat Ground Floor Rear, 71 Parliament Hill adjacent to boundary with No. 73 Parliament Hill



Photo 6 (above): View of rear and side elevation of neighbouring property No. 73 Parliament Hill to the north





Photo 7 (above): Proposed location of rear outbuilding in corner of rear garden of Flat Ground Floor Rear, 71 Parliament Hill looking west



Photo 8 (above): Proposed location of rear outbuilding in corner of rear garden of Flat Ground Floor Rear, 71 Parliament Hill looking north-west

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	25/08/2017
		N/A / attached		<b>Consultation Expiry Date:</b>	14/07/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Charlotte Meynell			2017/2793/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat Ground Floor Rear 71 Parliament Hill London NW3 2TH			Please 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 infill extension and erection of single storey rear shed for use ancillary to rear ground floor flat.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>A site notice was displayed on 23/06/2017 and expired on 14/07/2017. A press notice was advertised on 22/16/2017 and expired on 13/07/2017.</p> <p>In response to the proposal, objections were received from Flats 3 and 4, 73 Parliament Hill and 108 South Hill Park.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none"><li>Reduction in garden space: The interior gardens in the area, such as in between Parliament Hill and South Hill Park Gardens, are characteristic for the neighbourhood and an important heritage aspect. The proposed development would significantly reduce the existing garden area and therefore contribute to a further reduction of the environmental quality of the surrounding residential area. Instead of having the pleasure of looking onto a green space, anyone with a view onto the current garden would be looking onto a man-made structure if the proposed development was permitted. Note that Camden’s document ‘South Hill Park Conservation Area Statement’ specifically cites the following ‘Current Issues’ to the area: ‘rear extensions’ and ‘loss of garden space, hard and soft landscaping’. These concerns will need to be respected. <i>(Officer response: see paragraphs 3.1-3.7 of the report);</i></li><li>Property value: Given the nature of the housing market in Camden, there is no doubt that such a development would constitute a highly profitable investment for the new owner, potentially providing substantial financial returns due to the increased value of the property. It is clear that accepting this proposal would constitute an act of collusion with a purely speculative intention that does not respect the environmental agenda of the borough of Camden nor take into consideration the broader interests of the community at large. <i>(Officer response: Impact on property values is not a material planning consideration and cannot be taken into consideration in the determination of an application);</i></li><li>Construction: We have enough disruption in the road, these people already use the alleyway for access how will they get building materials to site. <i>(Officer response: The entrance to the property is from Parliament Hill, the side access door from the adjacent footway would be removed after the construction of the proposed extension. This particular issue would not substantiate a reason for refusal).</i></li></ul>			

**South Hill Park  
CAAC:**

No response received.

**Site Description**

No. 71 Parliament Hill is a three-storey detached building on the western side of Parliament Hill. The building has been divided into flats. This application relates to the ground floor rear flat.

Flat Ground Floor Rear benefits from sole use of and access to the rear garden. A footpath linking Parliament Hill with South Hill Park to the west runs along the southern edge of the site.

The property is not listed but is located within the South Hill Park Conservation Area and is identified in the South Hill Park Conservation Area Statement as making a positive contribution to its character and appearance.

**Relevant History**

**Flat Ground Floor Rear, 71 Parliament Hill**

No relevant planning history.

**73 Parliament Hill**

**2015/5907/P** – Erection of single storey rear side extension and a single storey rear extension, and alterations to fenestration. **Planning permission granted on 01/03/2016**

**69 Parliament Hill**

**PW9802628R2** – Erection of a single storey conservatory at rear ground floor level and the installation of two velux windows at the rear of the existing rear extension, as shown on drawing numbers; 123/JH, 1, 2, 3b, 4d, 5d and 6a. **Planning permission granted 17/11/1998**

**70 Parliament Hill**

**2013/3802/P** – Erection of single storey outbuilding with rooflight in rear garden to provide additional accommodation to the existing second and third floor flat (Class C3). **Planning permission granted 10/10/2013**

**Flat 1 Basement, 10 South Hill Park**

**2008/2705/P** – Erection of a single storey, timber-framed outbuilding in the rear garden to be used in association with the basement flat. **Planning permission granted 09/09/2008**

**Relevant policies**

**National Planning Policy Framework (2012)**

**London Plan (2016)**

**Camden Local Plan (2017)**

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance**

CPG1 Design (2015)

## South Hill Park Conservation Area Statement (2001)

### Assessment

#### 1.0 Proposal

1.1 This application seeks planning permission for the following:

- Erection of a single storey rear and side infill extension measuring 2.6m in width at the existing rear building line, extending to 3.8m in width at the proposed rear building line, 4.2m in depth, and 3.0m in height to a flat roof.
- Erection of a single storey rear outbuilding measuring 4.6m in width and 2.9m in depth, with a height of 2.2m rising to a maximum height of 2.5m to the top of the pitched roof.

#### 2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider South Hill Park Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

#### 3.0 Design

##### Rear and side extension

- 3.1 The proposed single storey extension would infill the existing gap between the single storey rear addition and the side boundary of the garden, which extends away from the host building at an angle. An existing access gate within this boundary wall between the rear garden and the footpath to the south of the site would be removed and infilled with matching red brick. The extension would be flat-roofed and would extend 4.2m in depth from the original rear elevation of the main house, in line with the rear elevation of the existing single storey rear addition. It would be of a simple design, constructed in red brick to match the host building, and would incorporate a timber framed window and French doors to the rear. One rooflight would be inserted into the flat roof of the extension. This use of materials is considered acceptable and would not appear incongruent with the host building.
- 3.2 There have been a number of rear extensions to the terrace in which the host property is situated, including to the adjacent neighbouring property No. 73 Parliament Hill, which benefits from a two storey rear extension and planning permission granted in 2016 for the erection of a single storey rear and side infill extension (see Planning History above).
- 3.3 The proposed extension is considered to be of a modest size and scale consistent with the general pattern of development in the area. Whilst the proposed extension would be partially visible in the public realm from the footpath to the south of the site, due to the narrow width of the footpath it would be mostly obscured by existing vegetation and No. 71a Parliament Hill to the rear of the site. This would thereby limit the impact of the proposal on the character and appearance of the wider



area.

- 3.4 By virtue of its form, scale, detailing and proportions, the proposed rear extension would be sympathetic to the host building. It would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the South Hill Park Conservation Area.

#### Rear outbuilding

- 3.5 The proposed outbuilding would be of a simple design constructed in timber, which is considered appropriate for its outdoor setting. The traditional design and modest scale of the outbuilding would not detract from the main property and is considered appropriate for the location at the rear of the garden.
- 3.6 The proposed outbuilding and rear extension combined would reduce the size of the existing rear garden by 21% from approximately 130sqm to 103sqm. Although the depth of the existing rear garden is smaller than the majority of other rear gardens along the terrace, it is considered that the proposed outbuilding and extension would be subservient additions to the host property and rear garden, and would still allow for the retention of a reasonably sized, useable rear garden.
- 3.7 Due to the location of the outbuilding to the rear of the rear garden and screened by the existing side boundary wall and foliage, the outbuilding would not be visible from the public realm and is therefore not considered to be harmful to the character or appearance of the host property or the South Hill Park Conservation Area.

#### **4.0 Amenity**

- 4.1 The proposed rooflight to be inserted in the flat roof of the infill extension would be set away 0.9m from the main rear building line and would not be situated beneath any upper floor windows. It is therefore considered that the proposed rooflight would not have a significant detrimental impact on the occupiers of the upper floor flats at No. 71 Parliament Hill in terms of light pollution through light spillage.
- 4.2 Due to the location of the proposed rear and side extension built in line with the existing single storey rear addition and between the side boundary wall with the footpath to the south, it is not considered that the proposed extension would harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.
- 4.3 By virtue of the nature and location of the outbuilding, set away from and screened by the existing side and rear fencing and vegetation, it is not considered that it would cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.
- 4.4 There are no existing trees in the rear garden of the host property or the adjacent neighbours; therefore, no tree protection conditions are required.

#### **5.0 Use**

- 5.1 In terms of the use of the proposed outbuilding, a suitable condition is suggested which requires that the outbuilding be solely used for purposes incidental to the residential use of the main dwelling house.

#### **6.0 Conclusion**

- 6.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

**Recommendation:** 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 21<sup>st</sup> August 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr John Duane  
John Duane Architects  
17 Vicars Close  
London  
E9 7HT

Application Ref: **2017/2793/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

15 August 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat Ground Floor Rear  
71 Parliament Hill  
London  
NW3 2TH**

**DECISION**

Proposal: Erection of single storey rear and side infill extension and erection of single storey rear shed for use ancillary to rear ground floor flat.

Drawing Nos: 856.01 Rev. B; 856.02 Rev. B; 856.03 Rev. B; 856.04 Rev. B; 856.05; 856.07A; 856.08; 856.09; 856.10; 856.11; 856.12; 856.13; 856.15; 856.16; 856.17; Design and Access Statement (prepared by John Duane Architects, dated May 2017).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 856.01 Rev. B; 856.02 Rev. B; 856.03 Rev. B; 856.04 Rev. B; 856.05; 856.07A; 856.08; 856.09; 856.10; 856.11; 856.12; 856.13; 856.15; 856.16; 856.17; Design and Access Statement (prepared by John Duane Architects, dated May 2017).

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, 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 policies G1 and A1 of the Camden Local Plan 2017.

- 5 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat Ground Floor Rear, 71 Parliament Hill and shall not be used as a separate or independent use, including residential living accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1, H1, H3 and H7 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Regeneration and Planning

**DECISION**