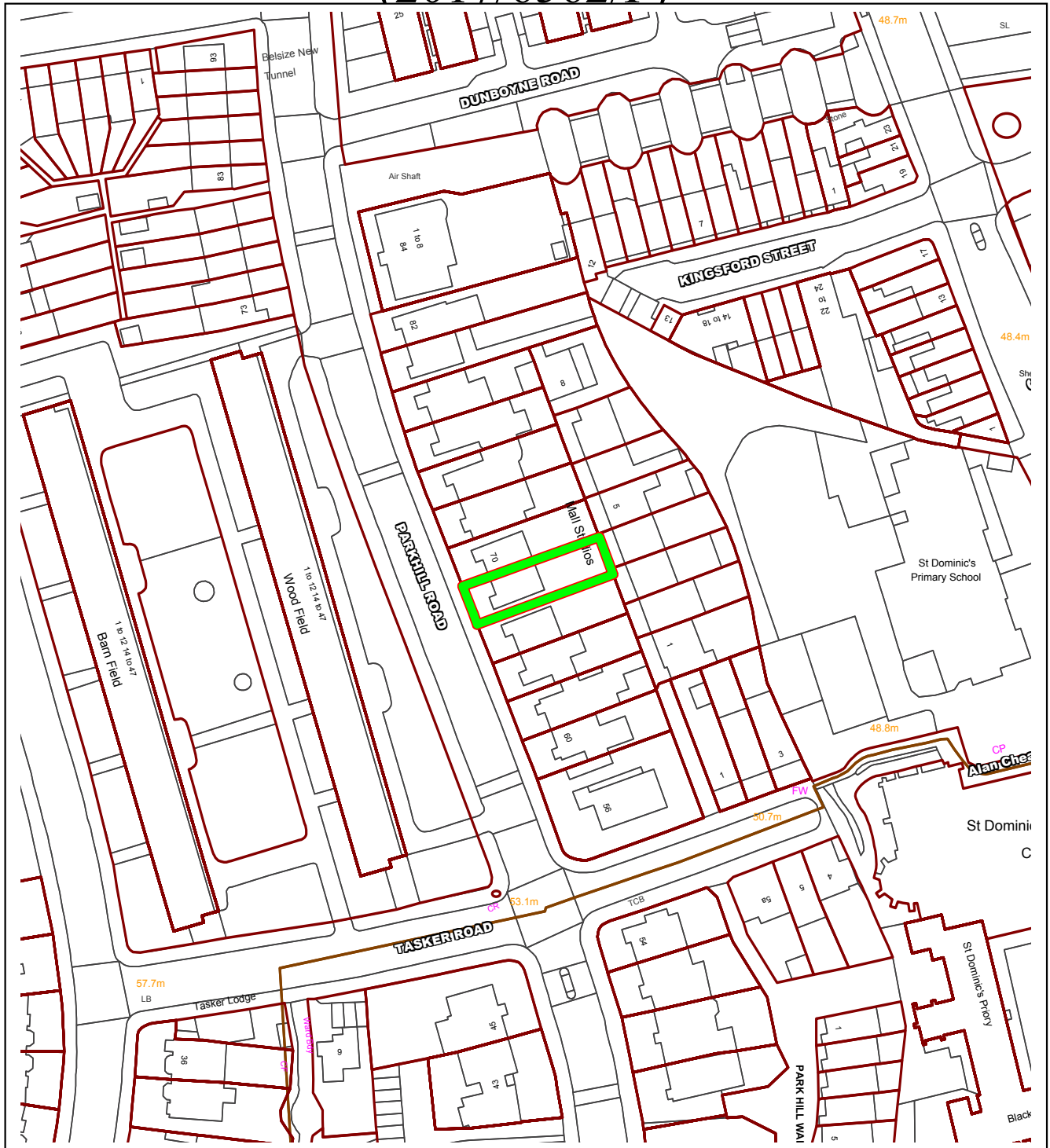


Garden Flat, 68 Parkhill Road, NW3 2YT (2017/6562/P)



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Garden Flat, 68 Parkhill Road, NW3 2YT (2017/6562/P)

1. Rear elevation showing existing conservatory



2. Rear elevation looking towards No.66 Parkhill Road



3. Rear elevation looking towards No.70 Parkhill Road



Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	19/01/2018
		N/A		Consultation Expiry Date:	28/12/2017
Officer			Application Number(s)		
Sofie Fieldsend			2017/6562/P		
Application Address			Drawing Numbers		
Garden Flat, 68 Parkhill Road London NW3 2YT			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of existing rear conservatory.					
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. of responses	00	No. of objections	00
Summary of consultation responses:	<u>A site notice was displayed on 01/12/2017 and expired on 22/12/2017.</u> <u>A press notice was advertised on 07/12/2017 and expired on 28/12/2017.</u> No responses received			
Parkhill CAAC comments:	The Parkhill CAAC have objected on the following grounds: 1) Wherever possible wood should be maintained in keeping with the 19th century building. Officer response: 1) Discussed in section 3.2.			

Site Description

The application site comprises a four storey semi-detached property located on the East side of Parkhill Road and it is located within the Parkhill Conservation Area. The building has been subdivided into four self-contained units and this proposal relates to the ground floor unit.

Although the property is not listed, the Parkhill and Upper Park conservation area appraisal and management strategy identifies the site as making a positive contribution to the character of the conservation area.

Relevant History

9003081– Erection of conservatory to basement flat as shown on drawing nos 1001, 1002, 1003 and 1004. – **Granted on 20/06/1990**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

G1 Delivery and location of growth

Camden Planning Guidance

CPG1 Design (2015)

Parkhill and Upper Park conservation area appraisal and management strategy (2011)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Demolition of an existing rear conservatory and erection of a replacement conservatory. The conservatory will measure 2.5m in depth to the rear and 5.7m in width. The extension will stand at 3.4m high and have an eaves height of 2.7m with a mono-pitched roof. The proposed dimensions match the existing conservatory.

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 Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design

3.1 The Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The conservatory will be constructed of aluminium with significant glazing. It is noted that the existing roof is made of aluminium. Concerns were raised about the use of aluminium instead of timber. However, the current extension was granted permission in 1990 and is not an original 19th century feature of the host building. The design of the existing timber rear elevation is considered to be of a poor design and quality. In this context the proposed replacement conservatory with aluminium is considered to be a higher quality design and is not considered to be harmful given views will be limited from the rear garden and the side elevations will remain as brick. The choice of materials is not considered to cause harm to the character of the host property or the character of the wider conservation area. This proposal has been assessed by the Council's Conservation Officer and they raised no objection.

3.3 The proposal matches the existing footprint (14sqm), no further garden space will be lost and it is considered that sufficient garden space is retained (115sqm). The proposal would appear as a subordinate feature in relation to the host property and it would not be visible from the public realm, only private views from the immediate neighbouring properties would be possible.

3.4 The proposal is situated to the rear of the property, matches the dimensions of the original conservatory, and is screened by a 1.8m high wall on the shared boundary with No.70 and significantly set away from the boundary with No.66. It is considered that views of the proposal would be limited and therefore it would not cause harm to the character of the host property or the setting of the Conservation Area.

3.5 By virtue of its form, scale, detailing and proportions, the proposed replacement conservatory 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 Conservation Area. As such it would comply with the requirements of policies D1 and D2 of the Camden Local Plan and guidance in CPG1 (Design).

4 Amenity

4.1 The proposal would match the depth of existing extension and therefore given its modest depth and height it is not considered that the proposal would cause harm to the amenity of number 70 in terms of loss of light.

4.2 Given that the proposed single storey scale, the siting and the context of the neighbouring properties, it is considered that the proposal would not have an unacceptable impact on the amenity of the adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

4.3 No windows are proposed on the side elevation of the extension and therefore the extension would not cause any privacy concerns to either neighbouring property.

5.0 Trees

5.1 It is noted that there is a birch tree in the rear garden located in close proximity to the proposal. Site activity could adversely affect the tree and the conservation area status gives the tree legal protection by default. Therefore tree protection details and an arboricultural method statement in line with BS5837:2012 "Trees in relation to design, demolition and construction" was requested. This report was assessed by the Council's tree officers and the tree protection plan was considered sufficient to demonstrate that the trees will be adequately protected during the implementation of any approval. A condition has been attached to ensure that this is adhered to during the construction process of the development.

6.0 Conclusion

6.1 The proposed development is considered acceptable in terms of both design and amenity. The development is considered to be consistent with the objectives of Camden's policies and guidance.

6.2 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 22nd January 2018, 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 Turner
Vivaldi Construction Ltd
6 Vine Close
Nottingham
NG13 0FW

Application Ref: **2017/6562/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

16 January 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat
68 Parkhill Road
London
NW3 2YT

DECISION

Proposal:

Replacement of existing rear conservatory

Drawing Nos: Existing - East elevation, Existing - North elevation, Existing - South elevation, Existing - floor plan, Proposed - East elevation, Proposed - North elevation, Proposed - South elevation, Proposed - floor plan, Site location plan, Block plan and Tree Protection Details and Arboricultural Method Statement.

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:

Existing - East elevation, Existing - North elevation, Existing - South elevation, Existing - floor plan, Proposed - East elevation, Proposed - North elevation, Proposed - South elevation, Proposed - floor plan, Site location plan, Block plan and Tree Protection Details and Arboricultural Method Statement.

Reason:

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

- 4 Prior to the commencement of any works on site, the tree protection measures demonstrating how trees to be retained shall be protected during construction work detailed in the Tree Protection Details and Arboricultural Method Statement shall be installed and adhered to for the duration of works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A3 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