



20A Parkhill Road, London NW3 2YN

## **PLANNING STATEMENT**

Demolition of the existing building and erection of a replacement dwelling.

February 2018

## **INTRODUCTION**

1. This Planning Statement has been prepared in support of a full planning application and Conservation Area Consent for the demolition of an existing building and erection of a replacement dwelling at 20A Parkhill Road.
2. The supporting information has been prepared in accordance with the local authority's local validation requirements.

## **SITE CONTEXT**

3. The application site is located in a predominantly residential area characterised by tall four-storey Victoria semi-detached houses, with high raised ground floors and open porches, interspersed with blocks of flats resulting from WWII damage.
4. The property, 20A Parkhill Road is a single dwellinghouse arranged over lower-ground, upper-ground and first-floor, with a floor area of 73 sqm. A private garden to the rear of the site is accessed via the lower-ground floor.
5. 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.

## **RELEVANT PLANNING HISTORY**

6. The following planning history records have been retrieved from the Council's online planning register. No. 20 Parkhill Road is within the applicant's ownership (outlined in blue on Drawing No. 0252 PL 50) and its planning history is, therefore, relevant:

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- A planning application was approved in November 2017 proposing the erection of a single storey rear extension at lower ground floor level (RN: 2017/4714/P).
- A planning application was approved in September 2017 proposing alterations to the front of the existing property, including installation of new handrails and light fittings (RN: 2017/4176/P).

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- A planning application was approved in 1984 for a side extension to 20 Parkhill Road form one double bedroomed self-contained maisonette on ground and 1st floor with stores on the lower ground floor (RN: 8400383).

**PLANNING POLICY CONTEXT**

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

**PRE-APPLICATION CONSULTATION**

9. Pre-Application consultation with Case Officer Kristina Smith commenced in November 2017 (RN: 2017/6468/PRE). A formal pre-application meeting was held on site to discuss the proposals.
10. The Council's written advice was provided on 22<sup>nd</sup> January 2018. The advice states that the principle of demolition and rebuild is acceptable subject to detailed

matters relating to design. In response to Officer's pre-application advice, the scheme has been amended to address the comments raised, including:

- At lower-ground floor the line of the rear wall is pulled back by 360mm so that it is set back from the line of the rear extension at No. 20 Parkhill Road.
- Alterations have been made to the front elevation to give a more traditional appearance.
- The capacity of the cycle store is increased to accommodate 3 no. bikes.
- The front boundary wall is omitted due to its potential impact on an existing mature tree.

## PROPOSALS

11. It is proposed to demolish the existing building and erect a high-quality replacement house. The detail of the proposals are shown on submitted drawings Nos: 0252 / PL 00 A; PL 01 A; PL 02 A; PL 03 A; PL 04 A; PL 10 C; PL 11 D; PL 12 B; PL 13 D; PL 14 C.

12. The proposed new building will remain unchanged in height but its volume will increase overall towards the rear. The proposed house will have a total internal floor area of 120.3 sqm.

13. The proposed development sees the lower-ground floor extended to sit slightly set back from the approved planning permission at No. 20 Parkhill Road. The open plan Kitchen /Living /Dining room located at this level will benefit from direct and level access to the rear garden. The new front entrance door will also be relocated to this level, leaving the external communal stair for sole use by No. 20.

14. At upper-ground and first-floor level, the new building will accommodate the three bedrooms and ancillary bathrooms. The proposed building will follow the existing building line on the front elevation. To the rear of the building will be set-back from

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the main rear elevation of No. 20 Parkhill Road and is chamfered away from the southern boundary in a similar fashion to the adjacent building.

15. In keeping with the typology of the street, the building will read as an extension to No.20 Parkhill Road and has been designed to be visually subordinate to the host building.

16. A secure cycle storage facility is proposed near the residential entrance at lower-ground floor. The store will provide secure storage space for 3 no. bicycles. A dedicated refuse and recycling store is also proposed near the entrance of the property and has capacity for three wheelie bins.

17. In terms of materials, the house will consist mainly of high-quality London stock brickwork with stone coping and timber frame double glazed doors and windows. Generous glazing has been proposed to all habitable spaces, in order to maximise daylight entering the proposed property.

18. The house is designed to exceed adopted standards for room sizes. The house is also designed to Lifetime Homes Standards.

### **PLANNING ASSESSMENT**

19. The principle of a replacement dwelling is considered to be acceptable, subject to the impacts of the proposals on the Parkhill and Upper Park Conservation Area, design and residential amenity, which are assessed under the relevant subheadings below.

#### Demolition of building within a Conservation Area

20. The principle of the demolition of the existing building at 20A Parkhill Road and its replacement with a new high-quality dwelling was agreed during formal pre-application discussions held with the Council (RN: 22/01/2018). The Council considers the existing building to be of poor design quality relative to its context

and that its contribution to the streetscene could be enhanced through the erection of a high-quality replacement. The principle of demolition and rebuild is therefore considered acceptable.

### Design

21. The application is supported by a Design and Access Statement which sets out the detailed design rationale behind the proposals.
22. Local Plan Policy D1 and the Camden Design CPG 1 sets out the Development Plan requirements for high quality design. The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011) provides guidance on specific architectural features of the Conservation Area.
23. No. 20A Parkhill Road is a 1980s infill extension that is of poor quality design and materials and is considered only to make a neutral contribution to the character and appearance of the Parkhill and Upper Park Conservation Area.
24. The proposed new dwelling will be constructed of highest quality of materials to match the adjacent building at No. 20 Parkhill Road and, therefore, in terms of its external appearance, the extension is designed to fit sensitively within the existing character of the area and have a positive impact on the Conservation Area.
25. The external appearance of the property follows a traditional incorporates several traditional style with the front elevation windows reduced in width and placed centrally within the elevation. Also introduced is new brickwork to the front and back to match the host building and new windows finished in timber, painted white.
26. Internally the opportunity has been taken to maximise the floorspace of the house and improve the layout compared to the existing house to provide better internal accommodation. The proposals are therefore considered to constitute high-quality design and to be fully in accordance with Development Plan policy.

27. It is, therefore, considered that the proposals are acceptable in accordance with the guidance set out in the NPPF and the Development Plan, specifically Local Plan Policy D1 and Camden Design CPG 1.

#### Housing

28. The Council expects development to provide high-quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with guidance provided by Policy H6 (housing choice and mix) and CPG2 (Housing). The London Plan 2016 sets out Nationally Described Space Standards which all new dwellings must meet.

29. The proposed floorspace is 120 sqm which comfortably exceeds the Council's standard of 109 sqm required for a 3 bedroom 6 person property (over three storeys). The size of all habitable rooms also complies with the Council's standards. The proposed dwelling would be dual aspect and all habitable rooms would enjoy good levels of daylight/ sunlight and outlook.

30. The proposed dwelling will be accessible and adaptable in accordance with Building Regulation M4 (2).

#### Residential Amenity

31. To the rear, the corner of the upper floors' extension will be 'chamfered' to mirror the existing raised ground and first floor extension at the adjacent property. This way the existing openings at the adjacent dwelling, facing into the garden of No. 20a will not be significantly harmed by the proposed extension. Other measures include a proposed metal frame and opaque glass privacy screen between the two balconies and the removal of a large tree (agreed under planning application RN: 2017/4714/P), which will further improve the current daylight levels at the adjacent property.

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32. In accordance with development policy DP26 and Core Strategy policy CS5, the proposed house has been designed to ensure there is no impact arising on the amenities of the neighbouring properties. The new building 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 and is screened to either side.

Amenity space

33. In keeping with the surrounding area, the new house will be provided with generous amenity space in the form of a rear garden, in accordance with Camden's Amenity CPG 6 document.

34. 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.

Trees

35. There is an existing mature tree on the front boundary line of the property. As no works are proposed to the front boundary of the property, the proposed works will not, therefore, have an impact on this tree in line with the guidance set out in Camden Design CPG 1.

36. All existing hardstanding is to be removed. A new paved path and soft landscaping area will be created. The new path will be a 'no dig' construction and will not therefore impact on the root protection area of the existing tree.

Sustainability

37. The application is supported by a detailed Sustainability Statement which demonstrates that the development meets the local sustainability requirements. These include the Camden Local Plan Policy CC1 and other related policies. Further



guidance and specific targets have been sourced from the Camden Planning Guidance Document 3 – Sustainability (CPG3).

## **CONCLUSIONS**

38. This statement has been prepared in support a full planning application for the demolition of an existing building and the erection of a replacement new high-quality dwelling.
39. The proposed new dwelling is considered appropriate in terms of design, scale, proportions and detailing in relation to the character and appearance of the wider Conservation Area.
40. 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 Section 72 of the Listed Buildings and Conservation Areas Act 1990 and that planning permission and Conservation Area Consent should be granted accordingly.