

Application ref: 2017/3466/P
Contact: Kristina Smith
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Date: 24 May 2018

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Mr Andrew Cowan
39a Danvers Street
London
SW3 5AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 Parkhill Road
LONDON
NW3 2YH**

Proposal: Reconfiguration and enlargement of existing side extension including alterations to front fenestration.

Drawing Nos: LP-001 (Rev A); E-001 (Rev A); E-002 (Rev A); E-003 (Rev A); E-004; E-005 (Rev A); E-006 (Rev A); E-007 (Rev A); L-001 (Rev A); L-001 (Rev A); L-002 (Rev A); L-003 (Rev A); L-005 (Rev A); L-006 (Rev A); L-007 (Rev A); L-008 (Rev A); L-009 (Rev A); L-010 (Rev A); L-011 (Rev A); L-012 (Rev A); L-013 (Rev A); L-014 (Rev A); L-020; L-021 (Rev A); Design & Access Statement (dated 09.05.2018)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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).

- 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 policy 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: LP-001 (Rev A); E-001 (Rev A); E-002 (Rev A); E-003 (Rev A); E-004; E-005 (Rev A); E-006 (Rev A); E-007 (Rev A); L-001 (Rev A); L-001 (Rev A); L-002 (Rev A); L-003 (Rev A); L-005 (Rev A); L-006 (Rev A); L-007 (Rev A); L-008 (Rev A); L-009 (Rev A); L-010 (Rev A); L-011 (Rev A); L-012 (Rev A); L-013 (Rev A); L-014 (Rev A); L-020; L-021 (Rev A); Design & Access Statement (dated 09.05.2018)

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill) , of the proposed lower ground and ground floor front windows.
 - b) Manufacturer's specification details of brickwork.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The proposal is to enlarge and reconfigure the existing side extension to provide additional residential floorspace for an existing self-contained unit. The majority of the Victorian properties along Parkhill Road have carried out two storey side extensions that are in use either as individual dwelling houses or extensions to the main property, and so there is no objection to the enlarged extension in principle. The proposal would bring forward the front building line at lower ground and ground floor levels and increase the height to match the side extension of adjoining property no.7 Parkhill Road . The side extension would remain set back from the principal elevation of the host property and would continue to be understood as a subordinate side extension that has a secondary relationship with the main house.

The design of the front elevation comprises a double height bay window at lower ground and ground floor level and white rendered moulding along the top parapet line. The brickwork would match the existing and the bay window would include white timber sliding sash windows The proposed building would have similar architectural language to the adjoining property at no.7 and has been designed so they will read as a pair.

To accommodate a mezzanine level, the roof would comprise a raised section to the rear which would be sufficiently set back from the front elevation for it to not be visible from the street. It would be discernible from the front windows of the property directly opposite; however it is not considered to be harmful addition to these views. The structure would be solid apart from glazing to the rear slope. There are several mansard- style roof additions to side extensions along the street so there is no objection to the additional height in principle.

The proposal is considered to preserve the character and appearance of the conservation area. 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 proposal would involve bringing the front building line forward which would impact the outlook of the kitchen window of the lower ground floor flat. The window serves a small and dark kitchen which is not one of the main living areas of the flat. The property benefits from several other habitable rooms with good outlook in two directions. Furthermore, the existing outlook is across a driveway and terminated by the existing side boundary wall. To soften the impact, the area of flank wall opposite the window has been cut away to provide a planter. On balance, the impact on outlook is considered to be acceptable. The increased height to the rear would likely have some impact on the daylight received to the rooflights of no.7 Parkhill Road; however, the windows are understood to be secondary windows to a room that is also served by large rear windows at ground floor level.

One objection and one comment has been received prior to making this decision which have been duly addressed. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

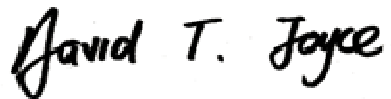
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning