

Application ref: 2018/1375/P  
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Date: 24 May 2018

**Development Management**  
Regeneration and Planning  
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Novel  
Flat 2, 12 Beaufort Road  
Kingston  
KT12TQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**11A Parkhill Road**  
**London**  
**NW3 2YH**

**Proposal:**

Erection of a single storey rear extension at lower ground floor. Removal of existing external rear staircase and extension of existing rear terrace at ground floor and installation of a replacement balustrade. Alterations to rear fenestration.

Drawing Nos: PL\_000, PL\_001, PL\_002, PL\_003, PL\_004, PL\_006 and PL\_008 (received 17/05/2018).

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).

- 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:

PL\_000, PL\_001, PL\_002, PL\_003, PL\_004, PL\_006 and PL\_008 (received 17/05/2018).

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The single storey rear extension at lower ground floor will replace an existing extension and external staircase. It will measure 3.15m deep, 3.45m wide and stand at 2.5m high. The extension will be finished in white render to match the existing lower ground floor with full width/height bronze framed fenestration. The existing ground floor rear terrace will be extended by 0.76m to the rear with a bronze metal railing. It is considered that the extension and terrace extension by reason of their modest scale, detail and siting will not cause harm to the host property or the wider conservation area.

The replacement rear fenestration will be bronze crittal. It is noted that originally the rear fenestration consisted of metal and was replaced after a previous planning application with timber. It is considered that the use of bronze in the fenestration and railing is acceptable and will enhance the character and appearance of the host property and the conservation area. The Council's Conservation Officer has raised no objection.

The lower ground floor extension will project only 0.76 further than the existing extension in line with No.9 Parkhill Road's rear building line and it set away from the property at No.11. The increase in depth and the scale of the extension is considered to be minor and is not considered to have an adverse impact on the amenity of either neighbouring property.

The extension to the existing terrace is not considered to create additional overlooking or privacy issues. Revisions were received reducing down the height of the proposed timber screening along the boundary with No.9 to 1.7m high. This additional height will project 0.45m higher than this neighbour's existing fence and replaced the existing obscured glass screening. It is noted that this screening was conditioned in previous applications, but the neighbour has since extended their property and erected a new fence. Therefore it is considered that this replacement

is acceptable and would not have a detrimental impact on their amenity. Along the boundary with No.11, the existing boundary will be extended at the same height. Although this is 0.45m lower than the recommended height of 1.7m to protect privacy it is not considered to have a material impact on their amenity given the minor increase in depth of the terrace.

The proposed alterations to the fenestration are not considered to cause harm to the amenity of either neighbouring property in terms of loss of light, privacy or overlooking.

The site's planning history has been taken into account when coming to this decision. No objections were received following statutory consultation. The Parkhill CAAC raised no objection but raised a comment that the development might negatively impact on the neighbouring properties. This has been taken into consideration and addressed in the paragraphs above.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 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.
- 3 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).

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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning