

Application ref: 2018/0777/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 11 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Future Planning and Development Ltd
2 Wardrobe Place
London
EC4V 5AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**20 A Parkhill Road
LONDON
NW3 2YN**

Proposal:

Demolition of existing dwelling house and erection of replacement three storey dwelling house (3-bed) (C3) with rear terrace at ground floor level and hard and soft landscaping works to front and rear

Drawing Nos: PL 50 (Site Location Plan); PL 00 (Rev A); PL 01 (Rev A); PL 02 (Rev A); PL 03 (Rev A); PL 04 (Rev A); PL 10 (Rev C); PL 11 (Rev E); PL 12 (Rev C); PL 13 (Rev E); PL 14 (Rev D); Planning Statement; Design & Access Statement (dated January 2018) ; Sustainability Statement (dated February 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 The development hereby permitted shall be carried out in accordance with the following approved plans: PL 50 (Site Location Plan); PL 00 (Rev A); PL 01 (Rev A); PL 02 (Rev A); PL 03 (Rev A); PL 04 (Rev A); PL 10 (Rev C); PL 11 (Rev E); PL 12 (Rev C); PL 13 (Rev E); PL 14 (Rev D); Planning Statement; Design & Access Statement (dated January 2018) ; Sustainability Statement (dated February 2018)

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

- 3 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)

- 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.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The cycle storage area for 2 cycles as shown on drawing no. PL11 (Rev E) shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development whichever is the sooner. Any trees or areas of planting 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 landscaping is carried out within a reasonable

period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Class A of Part 1, Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed replacement dwelling house is considered to be an improvement on the existing building which is of poor quality design that demonstrates little sensitivity to its surrounding context of large semi-detached Victorian villas. The proposed design comprises traditional detailing including white coping stone and window mouldings to match no. 18 Parkhill Road. The brickwork will be London stock to match the main building at no. 20, an improvement on the existing dark reddish brick which is visually dominant by comparison.

The height and front building line will be retained with additional massing located to the rear. At lower ground floor level this will not exceed the building line established by no. 20 and at upper ground floor level it will correspond with the rear elevation of the neighbouring property at no. 18 Parkhill Road. The massing would not appear excessively bulky and is acceptable. The building depth would be no deeper than the existing and therefore it is not appropriate to apply the Council's basement policy.

The fenestration consists of a single large opening at upper ground floor level and a smaller opening at first floor level which respects the traditional hierarchy of windows which decrease in size moving up the building. The single openings at each level will help the building take on the character of a secondary side extension rather than a separate dwelling house.

The property will provide a very good standard of residential accommodation

with all habitable rooms receiving a good level of daylight/sunlight and outlook. The property will exceed national space standards for a 3-bed property. Due to design constraints that prevent step-free access, accessibility in accordance with building regulations M4(2) cannot be achieved.

It is proposed to soft landscape the area to the front of the property and erect a bin storage area which would provide sufficient space based on number of habitable rooms proposed. This area is currently used as a driveway (albeit with no corresponding vehicle crossover) and so the proposal, by reinstating a front garden, will help convey the character of a side extension to the host property, in turn enhancing the property's contribution to the wider streetscene.

There is one tree which will be removed to the rear of the building, which has already been assessed and consented under previous application 2017/4714/P. The landscaping works to the front of the property have been designed to avoid impact on the mature street tree.

The proposal, by virtue of its improved design quality compared to the existing building, is considered to enhance the character and appearance of the Parkhill 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 rear elevation has been tapered to protect the daylight and outlook of no.18A Parkhill Road, which itself has a tapered profile to the rear. The massing would not increase the overall height of the building, and would not project from the building line established by properties either side. The proposals would introduce a terrace at upper ground floor level above the roof of the lower ground floor extension. Views to no.18 would be prevented by a privacy screen which is considered acceptable as it would have little prominence in surrounding views. The windows would be in similar locations as the existing windows and are not considered to lead to any new views. The proposal is therefore acceptable in amenity terms.

- 2 The new development will be secured as car-free via a legal agreement thereby reducing existing car parking pressures in the local area. A secure bicycle storage unit for 3 cycles is proposed for the front lightwell area which is considered acceptable and will be secured via condition.

To ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area, a construction management plan (CMP) and associated CMP Implementation Support will be secured via a legal agreement. In order to repair any construction damage to the footway directly adjacent to the site, a financial contribution for highway works will be secured by legal agreement.

No objections have been received prior to making this decision. 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, H3, H6, H7, CC1, CC3, CC5, T1, T2, D1, D2 and DM1 of the Camden Local

Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

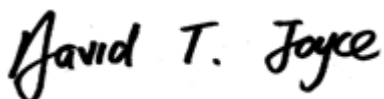
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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 Joyce
Director of Regeneration and Planning