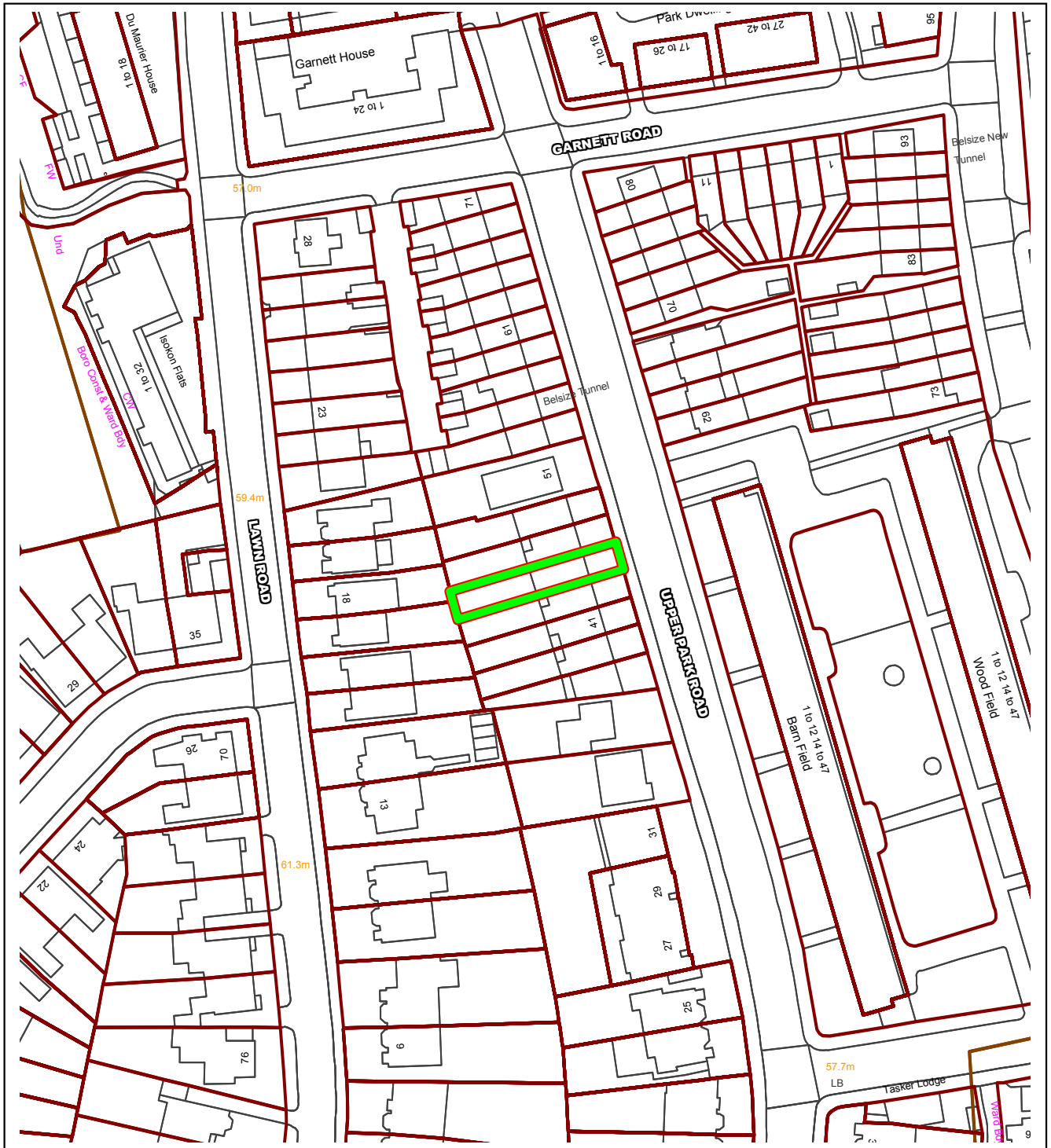


45 Upper Park Road, NW3 2UL



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1. Aerial view of the rear of the application site and the terrace row.



2. Aerial view of the rear of the application site and the terrace row.



3. Existing rear elevation.



4. View towards the neighbouring building at no. 47 Upper Park Road.



5. View towards no. 47.



6. View towards the rear garden.



7. Existing steps into the rear garden.

Delegated Report (Members Briefing)	Analysis sheet N/A	Expiry Date:	23/11/2018			
		Consultation Expiry Date:	23/11/2018			
Officer		Application Number(s)				
Nora-Andreea Constantinescu		2018/4709/P				
Application Address		Drawing Numbers				
45 Upper Park Road London NW3 2UL		See draft decision notice				
Proposal(s)						
Erection of two-storey rear extension and forward projection of existing infill extension with green roof above and projecting rooflight, alterations to the rear window at upper ground level, elevated access from upper ground floor level to the rear garden with timber screen, alterations to the rear garden, all to single family dwelling (Class C3).						
Recommendation(s):	Grant conditional planning permission					
Application Type:	Householder Application					
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Press notice Site notices	25/10/2018 – 18/11/2018 19/10/2018 – 12/11/2018	No. of responses	0	No. of objections	0
Summary of consultation responses:	No comments or objections were received from the neighbouring occupiers.					

Belsize CAAC

Objected to the proposed scheme on the following grounds:

- Further encroachment on the rear garden
- Multiple different heights, slatted screen and green roof, create a discordant and incongruous note.

Officer response:

- *The proposed extensions due to their scale and detailed design are considered to be modest addition which respect and preserves the character of the host building, existing terrace row and wider Park Hill Conservation Area. See paras 3.3 to 3.8.*
- *The proposed extensions have an intricate design which takes into account the existing important features of the main dwelling and proposes modest extensions and alterations in a modern and dynamic approach. See paras 3.3 to 3.8.*

Site Description

The application building is four-storey mid-terrace building, located on the western side of Upper Park Road. The site lies within Park Hill Conservation area, and along with the terrace row it is part of, it is considered to make a positive contribution to the conservation area.

The area is generally residential with a mixed pattern of development of blocks of flats and single family dwellings. The application building is accessed via high steps from the street into the upper ground level, and it has been extended to the rear previously at lower ground level with an infill rear extension.

Relevant History

No relevant planning history at this site.

Relevant planning history in vicinity of the site:

2015/5355/P - 47 Upper Park Road - External alterations to maisonette including installation of a new bay window to the rear at upper ground floor level. – **Granted 08/02/2016**

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

A3 Biodiversity

CC1 Climate change mitigation

CC2 Adapting to climate change

Camden Planning Guidance

CPG1 Design (2015) - Sections 2, 3, 4, 5

CPG6 Amenity (2018) – Sections 4, 6, 7

CPG 3 Sustainability (2015) – Section 10

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal:

- 1.1 The applicant seeks planning permission to remodel the existing outrigger and extend into the rear garden at lower ground and upper ground floor level, to increase the depth of the existing infill extension with projecting rooflight and install a green roof around it, alterations to the rear window at upper ground level, addition of elevated access from upper ground floor level to the rear garden with timber screen surround, and alterations to the rear garden.
- 1.2 The proposed lower ground infill extension would have a total depth of 3.77m from the main rear wall, which is 1.7m deeper than the existing structure. The height of the extension would be of 3.16m including the green roof above, 0.16m higher than existing structure. The projecting rooflight would add maximum of 0.7m above the green roof level.
- 1.3 The proposed two-storey extension to the existing outrigger would have a maximum depth of 1.85m, resulting in a total depth of the outrigger of 3.9m. The extension varies in height to 6m the highest and to 4.6m the lowest part. This would have a maximum width of 1.47m and would be set in by 1.7m from the boundary wall with no. 47 Upper Park Road and 2.8m from no. 43 Upper Park Road.
- 1.4 Replacement like for like of existing rear window above the infill extension and extended downwards by 0.67m, with a bottom panel to sit within the existing opening.
- 1.5 The proposed high level access would project along the boundary with no. 47 from the upper floor level to the rear garden. The passage would have width of 1m at the rear elevation and 1.17m to the rear garden.
- 1.6 At the rear the existing building currently opens into 0.8m deep patio followed by high steps into the rear garden. The patio area is proposed to be increase to 2.4m deep followed by new landscaped steps into the rear garden. The existing rear garden has a floor area of 62.5sqm, excluding the existing timber hardstanding and shed to the rear and landscaped steps; and the resulting rear garden would have an area of 46.5sqm.

2. Considerations:

- 2.1 The main planning considerations in relation to the current proposed scheme are:
 - Design and heritage
 - Amenity
 - Transport

3. Design and heritage

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all

developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or enhances' its established character and appearance.

- 3.2 CPG Design details as general principles for rear extensions to be secondary to the building being extended, in terms of location, scale, proportions and detailing; respect and preserve the original design and proportions of the building, including architectural period and style, the historic pattern of development and established townscape; not to cause loss of amenity to adjacent occupiers, allow for the retention of a reasonable garden and retain the open character of existing natural landscaping.
- 3.3 The rear of the buildings within the terrace row the application site is part are characterised by three story outriggers and infill extensions which vary from one to two stories in height. The outriggers and infill extensions have been altered through time with different fenestration treatments and add on elements, such as the upper floor bay window at no. 47 Upper Park Road. The appearance of the existing outrigger has been also been altered with two squared wide windows at lower ground and upper ground floor levels.
- 3.4 The proposals put forward a dynamic development, which acknowledges the important features of the application building such as the outrigger and the resulting recessed area, by extending modestly into the rear garden. The variation in heights of the extensions to the outrigger and the contrast of materiality between the volumes, through render and glass, respects and preserve the original design and proportions of the building whilst establishing the existing forms.
- 3.5 The proposed alterations to the existing infill extension are mainly differentiated from the existing through the proposed green roof, elliptical rooflight and thinner glazed doors to open into the rear garden. The proposed rooflight would project out of the green roof and result in an interesting feature which brings some attention to the recessed area off the outrigger. The proposal includes alterations to the existing rear window at upper floor level, by extending it downwards with bottom panel. Details of the green roof and window on main rear elevation would be secured via condition.
- 3.6 The overall development aims to create a better relationship between the main building and the rear garden, given the great difference in height of the lower ground floor level and the garden level. It is noted that this relationship has been addressed along the terrace row through use of steps into the garden projecting along the boundaries with the neighbouring plots. The proposed access from the upper floor to the rear garden would accommodate new storage space underneath it and be treated externally with high quality timber panels which represent a continuation of the interior design proposed.
- 3.7 The enjoyment of the rear garden is currently limited by the small patio area existing in front of the glazing doors of the infill extension. The proposed extension of the patio area and stepped landscaping into the rear garden would allow a better use of the garden space and whilst retain a significant amount of garden space which contributes to the amenity of existing occupiers and neighbouring ones, whilst retaining most of existing rear garden.
- 3.8 Overall, the proposed extensions would have an intricate detailed design which respects and preserve the original architectural features and proportions of the building being extended, preserve the existing historic pattern and extend modestly into the rear garden reflecting the existing variation of the rear elevations within the terrace row it is part of. 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.

4. Amenity

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook, daylight and sunlight, and noise.
- 4.2 Due to the existing variation in height between garden area and lower ground floor, the terraced houses have steps into the back garden accessed from the upper ground level. Currently the garden level of the application site and neighbouring buildings sit 1.74m higher than the lower ground level, which allows overlooking between the gardens. Shrubs and bushes border currently the boundaries of the application site with neighbouring ones.
- 4.3 The proposal includes access to the rear garden from the upper floor along the boundary with no. 47 Upper Park Road. It is acknowledged that the existing vegetation may block some of the current views in between the gardens, however the long term retention of the planting cannot be relied upon. It is therefore considered that its removal would not lead to significant harm to the amenity of the neighbouring occupiers and the proposed access way would not result additional overlooking harm than the situation than existing.
- 4.4 Due to the proposals dimensions, projection and detailed design, it is considered that no harm in terms of loss of daylight, sunlight, outlook nor nuisance would be caused to the amenity of the neighbouring occupiers.

5. Transport

- 5.1 Due to the scale of the development proposals it is considered that a construction management plan is not required in this instance. However, it is noted that the development is likely to require a temporary parking suspension and a skip licence from the Council. Further details of this are available on the Camden website.

6. Recommendation

- 6.1 Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th December 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'.

Application ref: 2018/4709/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 12 December 2018

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

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Birds Portchmouth Russum Architects
Unit 11 Union Wharf
23 Wenlock Road
London
N1 7SB
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Upper Park Road
London
NW3 2UL

DECISION

Proposal:

Erection of two-storey rear extension and forward projection of existing infill extension with green roof above and projecting rooflight, elevated access from upper ground floor level to the rear garden with timber screen, alterations to the rear garden, all to single family dwelling (Class C3).

Drawing Nos: UP.PL.001; UP.PL.002; UP.PL.003; UP.PL.101; UP.PL.102; UP.PL.106;
UP.PL.107; UP.PL.220; UP.PL.221; UP.PL.222; UP.PL.312-1; UP.PL.312; UP.PL.313;
UP.PL.351; Design and Access Statement September 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:

UP.PL.001; UP.PL.002; UP.PL.003; UP.PL.101; UP.PL.102; UP.PL.106;
UP.PL.107; UP.PL.220; UP.PL.221; UP.PL.222; UP.PL.312-1; UP.PL.312;
UP.PL.313; UP.PL.351; Design and Access Statement September 2018.

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

- 4 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony at any time.

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

- 5 Before the relevant part of work is begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include a detailed scheme of maintenance, sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and full details of planting species and density. The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings scale 1:20 of the proposed window at the upper floor on main elevation shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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