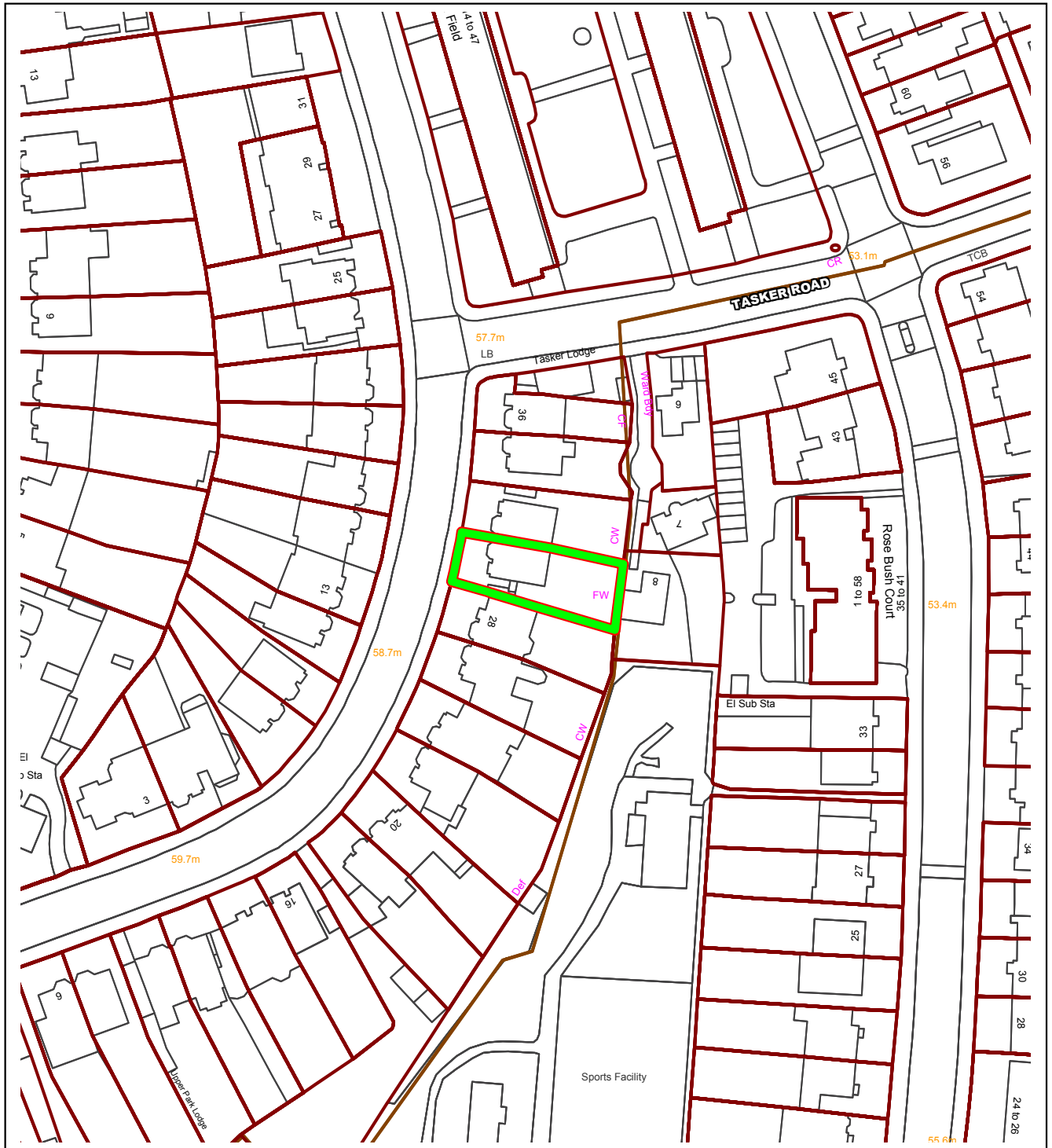


2018/5104/P – 30 Upper Park Road



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# 2018/5104/P – 30 Upper Park Road

Rear elevation





Side elevation



Side of front steps

View towards neighbours



No. 32



No. 28



Birdseye view



No. 30





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United Kingdom, England, London,  
NW3



Labels



25 Feet

10 m

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>17/12/2018</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>25/11/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Kate Henry			2018/5104/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Basement And Ground Floor Flat 30 Upper Park Road London NW3 2UT			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Single storey rear extension; alterations to the side elevation, including insertion of doors and removal of window at lower ground floor level					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	6	No. of objections	6
Summary of consultation responses:	<p>A site notice was displayed on 26/10/2018 (expiry date 19/11/2018) and a notice was placed in the local press on 01/11/2018 (consultation end date 25/11/2018).</p> <p>In response to the original set of plans, 4x responses were received from 6x residents from 2 adjacent addresses. The comments are summarised as follows:</p> <ul style="list-style-type: none"><li>1) Out of keeping with surrounding pattern of development / conservation area</li><li>2) Out of keeping with host building / loss of balcony and balustrade feature</li><li>3) Loss of privacy / overlooking</li><li>4) Loss of sunlight / overshadowing</li><li>5) Noise from users of roof terrace</li><li>6) Security concerns (new roof terrace would provide easy access to neighbouring properties)</li><li>7) Impact on stability of neighbouring buildings</li></ul> <p><b>Officer comment</b></p> <ul style="list-style-type: none"><li>1) Please refer to section 3 of the Officer's Report below.</li><li>2) Please refer to section 3 of the Officer's Report below. The plans have been revised during the course of the application to omit the roof terrace and retain the existing decorative balcony features.</li><li>3) Please refer to section 4 of the Officer's Report below. The plans have been revised during the course of the application to omit the roof terrace and associated staircase.</li><li>4) Please refer to section 4 of the Officer's Report below.</li><li>5) Please refer to section 4 of the Officer's Report below.</li><li>6) Issues relating to private security are not material planning considerations and cannot be taken into consideration in the determination of the application</li><li>7) Issues relating to land stability are not material planning considerations and cannot be taken into consideration in the determination of the application</li></ul>					
Parkhill CAAC	No comments received (consultation expiry date 13/11/2018).					



## Site Description

The application site is the basement and ground floor flat at No. 30 Upper Park Road. The host building is a three storey (plus basement), semi-detached villa on the eastern side of the road, dating from the late 1800s / early 1900s.

The application site is within the Parkhill Conservation Area and Nos. 6-36 (even numbers) are identified within the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (July 2011) as making a positive contribution to the conservation area.

## Relevant History

**2012/1832/P** – Installation of rooflights to front, rear and side roofslope in association with loft conversion to 2nd floor flat (Class C3) – **Granted 12/06/2012**

**28082** – Erection of a single garage at the side – **Refused 16/08/1979**

## Relevant policies

**National Planning Policy Framework (2018)**

**London Plan (2016)**

**Camden Local Plan (2017)**

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

**Camden Planning Guidance**

CPG 1 Design (July 2015 updated March 2018)

CPG 6 Amenity (Sept 2011 updated March 2018)

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

## Assessment

### 1. The proposal

1.1. This application seeks planning permission for the following:

- Single storey rear extension
- Insertion of new hatch door to side of front steps
- Replace high level window with door on side elevation (lower ground floor level)
- Alteration to staircase window on side elevation

1.2. The proposed single storey rear extension would extend out from the original rear building line by 3 metres and it would measure the same width as the host building (approx. 8.4 metres). The proposed extension would measure 3 metres tall and would have a flat roof.

1.3. The new timber hatch door to the side of the front steps would measure 0.6 metres wide and 1.1 metre tall and would provide access to an existing plant room underneath the external stairs.

1.4. The new door on the side elevation would provide access to the internal hallway (the existing window which it would replace serves a bathroom).

1.5. A wall upstand would be inserted within the existing staircase window, with render to match the existing.

### 2. Revisions

2.1. The following revisions have been made during the course of the application:

- Omission of roof terrace, stairs to garden and timber screen
- Retention of existing historic balcony balustrades at upper ground floor level
- Alterations to fenestration design on rear elevation

### 3. Heritage and design considerations

3.1. The application site is located within the Parkhill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The host building is identified in the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (PUPCAAMS) as making a positive contribution to the conservation area.

3.2. The proposed single storey rear extension would extend out from the rear of the host building by 3 metres and would be the same width as the host building (approximately 8.4 metres). It is considered that the extension would be subservient in terms of location, form, scale, proportions, dimensions and detailing, and it would respect and preserve existing architectural features, namely the decorative balconies at upper ground floor level, as per the guidance in CPG1: Design (para 4.10).

3.3. Furthermore, it is considered that the proposed single storey rear extension would respect and preserve the historic pattern and established townscape of the surrounding area as per the guidance in CPG1: Design (para 4.10). It is recognised that the immediate neighbours have not extended to the rear; however, there are rear extensions at Nos. 20, 24, 26 and 36 Upper Park Road, and the proposed extension to the host dwelling is considered to be modest in size and it allows a sense of the original building to be retained.

3.4. The proposal would also allow for the retention of a reasonably sized garden, as per the guidance in CPG1: Design (para 4.10). The existing garden measures approximately 230sqm



and the proposed extension would measure approximately 25sqm, which represents a loss of approximately 11% of the garden space. This is considered to be acceptable.

- 3.5. The proposed extension would feature render to match the existing building, which is considered to be acceptable, as per the guidance in CPG1: Design (para 4.11).
- 3.6. The proposed new openings on the rear elevation would align with the windows above and would feature timber frames, which is also considered to be acceptable, as per the guidance in CPG1: Design (para 4.7).
- 3.7. The PUPCAAMS notes that any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained. The proposal complies in this regard. The PUPCAAMS also notes that particular attention should be given to development in rear gardens in prominent locations. In this case, the application site is not overly prominent and although there are gaps between the buildings, due to the local topography, whereby the land slopes gently down to the east, the proposed rear extension is unlikely to be visible in the street scene along Upper Park Road. Neither is the proposed extension likely to be visible from Tasker Road (to the east).
- 3.8. It is not considered that the proposed alterations to the side elevation of the host building would impact harmfully on the character and appearance of the host building or the wider area, including the Parkhill Conservation Area. A planning condition is suggested to ensure that all new materials match the existing, unless otherwise stated in the application.

#### **4. Impact on nearby and neighbouring properties**

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. The main properties which may be affected by the proposal are Nos. 28 and 32 Upper Park Road (the neighbouring properties) and the property to the rear (east), No. 8 Tasker Road. All other nearby properties are considered to be sufficiently removed from the application site so as to remain unaffected.
- 4.3. As noted, the proposed single storey rear extension would extend out from the rear of the host building by 3 metres and would measure 3 metres tall with a flat roof.
- 4.4. It is not considered that the proposed extension would cause any loss of privacy to neighbouring properties. The new windows would be at lower ground floor level and the level of overlooking to neighbouring properties is likely to be similar to the existing situation, particularly given the existing boundary treatment along the shared boundaries with neighbouring properties. A roof terrace with steps to the garden has been omitted from the proposal and a planning condition is suggested to prevent the use of the flat roof as a terrace in the future.
- 4.5. The rear of the host building is east-facing and therefore there may be some impact on No. 32 Upper Park Road (to the north) in terms of loss of sunlight and overshadowing. CPG: Amenity refers to the 45 degree test. When applied to the elevation drawing, the proposal complies, insofar as the proposed extension does not fall within a 45 degree line drawn from a point 1.6 metres from the ground in the middle of the nearest window on the neighbouring property. When applied to the floor plan, the corner of the proposed extension falls slightly within a 45 degree line drawn from the midpoint of the nearest window on the neighbouring property; however, the degree to which the extension fails the test is marginal. On this basis, the impact on the neighbouring property is considered to be acceptable, particularly because when the sun is to the south of the extension it will be at its highest point in the sky, which should reduce the impact on the neighbouring property, and the property will still receive normal levels of

sunlight during the morning, when the sun is in the east. Furthermore, the applicant has provided their own daylight analysis which demonstrates that the proposal meets BRE recommendations for Vertical Sky Component and No Sky Line.

- 4.6. It is not considered that the proposed works would cause undue harm in terms of artificial light levels. The proposed openings are domestic in size and it is not considered that the level of light omitted from a residential dwelling would be unduly harmful to neighbouring properties.

It is not considered that the proposed works would cause undue harm in terms of noise and vibration. As noted, the extension relates to a residential unit and the level of noise likely to be generated is not considered to be unduly harmful to neighbouring properties.

## **5. Other matters**

- 5.1. There is a tree within the rear garden; however it is over 10 metres away from the proposed extension and therefore it is not considered likely that the proposed works would cause undue harm to the tree and an Arboricultural Impact Assessment is not considered to be necessary. Furthermore, the tree is protected by virtue of the fact it is in the conservation area.

**Recommendation:** 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 14<sup>th</sup> January 2019, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2018/5104/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Date: 9 January 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

AS Studio Ltd  
2 Magdalen Mews  
London  
NW3 5HB

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Basement And Ground Floor Flat**  
**30 Upper Park Road**  
**London**  
**NW3 2UT**

# DECISION

Proposal:

Single storey rear extension; alterations to the side elevation, including insertion of doors and removal of window at lower ground floor level

Drawing Nos: 2030(PLA)001; 2030(PLA)002; 2030(PLA)100; 2030(PLA)101;  
2030(PLA)200; 2030(PLA)201; 2030(PLA)300; 2030(PLA)003; 2030(PLA)110;  
2030(PLA)111; 2030(PLA)210; 2030(PLA)211; 2030(PLA)310; Design & Access Statement,  
dated October 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: 2030(PLA)001; 2030(PLA)002; 2030(PLA)100; 2030(PLA)101; 2030(PLA)200; 2030(PLA)201; 2030(PLA)300; 2030(PLA)003; 2030(PLA)110; 2030(PLA)111; 2030(PLA)210; 2030(PLA)211; 2030(PLA)310; Design & Access Statement, dated October 2018.

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The areas of flat roof on the extension hereby approved shall not be used as outdoor amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the 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.

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



**DRAFT**

**DECISION**