

Application ref: 2018/5411/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 11 January 2019

Development Management
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Lynas Smith
Lynas Smith
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143 Mare Street
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E8 3FW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 - 20A Parkhill Road
LONDON
NW3 2YN

Proposal:

Erection of single storey rear extension at lower ground floor level with terraces above and alterations to front elevation of no.20A in connection with enlargement of existing maisonette (C3); provision of cycle/bin store to front

Drawing Nos: 15099_P3; 15100_P3; 17001_P1; 18001_P3; 02102_P1; 02100_P1; 02101_P1; 10000_P1; 01000_P1; Design and Access Statement (dated 5/1/2018); BS5837 Tree Survey, AIA & AMS prepared by Indigo surveys (dated August 2017)

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: 15099_P3; 15100_P3; 17001_P1; 18001_P3; 02102_P1; 02100_P1; 02101_P1; 10000_P1; 01000_P1; Design and Access Statement (dated 5/1/2018); BS5837 Tree Survey, AIA & AMS prepared by Indigo surveys (dated August 2017)

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

- 4 Prior to commencement of development , 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
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. 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.

- 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved tree protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The roof of the extension hereby permitted, other than the area approved for use as a terrace as shown on drawing no. 15100_P1, shall not be used as a roof terrace.

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 Reasons for granting permission.

The proposal is for a single storey rear extension at lower ground floor level and the conversion of a vacant lower ground floor storage area at no.20A in order to provide additional residential floorspace for an existing unit at no.20.

There is planning history for two separate rear extensions at both 20 and 20A Parkhill Road granted under permission refs. 2017/4714/P (no.20) 2018/0777/P (no.20A). This proposal seeks to amalgamate these two consents and would not exceed the approved massing. The extension has been designed to appear as two distinct additions rather than a single mass, achieved by a slight set back that respects the rear building line, and a differentiation in brickwork. The extension would comprise full height glazed doors and a single glazed door on the recessed part. The amount of glazing is considered acceptable for this non-prominent lower ground floor location. The extension would appear as a contemporary addition to the two buildings which is considered acceptable as the design is considered to be of high quality and as such, does not detract from the host building.

Two terrace areas would be provided above the extension at ground floor level and finished with black metal railings, an appropriate balustrade for the conservation area setting.

In association with the conversion of a currently vacant undercroft storage space at no.20A to habitable living space, the fenestration to the front of the building would be altered to provide an entrance door and window in place of the garden passageway. The alterations are considered to have an acceptable impact on the appearance of the building. A bin/cycle store would be located to the front of no.20A at lower ground floor level. Due to the sloping nature of the site, this would have limited legibility from the street.

The proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development. 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 massing would not exceed that of the previously approved extensions which were found to have an acceptable impact on the amenity of adjoining occupiers. The terrace to the rear of no.20 would have the same footprint as the existing balcony and therefore there would be no additional overlooking to neighbours. The terrace to the rear of no.20A would not extend beyond the rear building line of no.18A and would not result in any privacy issues.

One comment has been received prior to making this decision regarding the impact on an off-site tree. An arboricultural report and tree protection measures were submitted with the proposals which are considered to sufficiently demonstrate that all trees of good quality in and around the site would be adequately protected during construction works.

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, A3, 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.

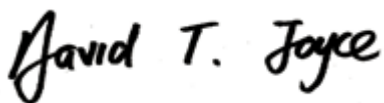
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly stylized font.

David Joyce
Director of Regeneration and Planning