

Application ref: 2018/2931/P  
Contact: Elaine Quigley  
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Date: 7 March 2019

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

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Mr Nightingale  
26 Harrison Street  
London  
WC1H 8JX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**30A Parkhill Road**  
**London**  
**NW3 2YP**

Proposal:  
Erection of a single storey rear extension, outbuilding in the rear garden and alterations to the boundaries all in association with the single family dwellinghouse (C3 use).

Drawing Nos: 1604\_P14 (Site location plan); 1604\_E01; E02A; E03; E04; E05; E06; E07; E08; P01B; P02C; P03B; P04C; P05B; P06C; P07C; P08D; P15A; Arboricultural Method Statement (Draft) prepared by Skerratt 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:

1604\_P14 (Site location plan); 1604\_E01; E02A; E03; E04; E05; E06; E07; E08; P01B; P02C; P03B; P04C; P05B; P06C; P07C; P08D; P15A; Arboricultural Method Statement (Draft) prepared by Skerratt dated August 2017.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement prepared by Skerratt document rev no. A dated 29th August 2017. 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 BS5837:2012 and with the approved 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 Camden Local Plan 2017.

- 5 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 and showing a variation of substrate depth with peaks and troughs]
  - 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.

- 6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the outbuilding hereby approved shall only be used for purposes incidental to the residential use of 30A Parkhill Road and

shall not be used for any other purposes whatsoever, including as a separate independent residential dwelling, or providing additional sleeping accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1 and H3 of the Camden Local Plan 2017.

Informative(s):

- 1 The proposed outbuilding would be located at the end of the garden adjacent to its eastern rear boundary wall. The existing garden measures 16m in length by 12.5m in width (115 sq. m) and wraps around the rear garden of the neighbouring property at no 30 that lies adjacent to the application site. It would be constructed from vertical chestnut timbers and cladding with glazing and would have a flat roof that would include a green roof and four roof lights.

The original plans have been amended during the course of the application to reduce the size of the outbuilding. It originally extended across the full width of the rear garden (12.5m in width) measuring approx. 64 sq. m which was considered too large and dominant a building in the rear garden. This has now been revised to half the width of the rear garden (6.8m in width) and measures 34 sq. m. It would be confined to the southern section of the garden to the rear of the neighbouring garden at no. 30. At a height of 2.9m the outbuilding would mainly be screened by the existing boundary walls to ensure that it would not be visible from any public vantage points. The revised size of the outbuilding would retain over 70% useable garden space within the rear garden. Although large in size the outbuilding would not be considered dominant within the existing garden and the central section of the garden would still remain useable. Its design and materials would ensure that the structure reflects the language of garden structures and would minimise any visual impact from private views from neighbouring properties. It would not have a detrimental impact on the character of the rear gardens along this part of Parkhill Road that are mainly enclosed by high boundary walls and fences with appropriately sized timber structures in the rear gardens. The outbuilding would therefore be considered acceptable in terms of its size, footprint and height and would not be considered detrimental to the character or appearance of the main house, the rear garden or the surrounding conservation area. Given that the outbuilding would be used as a studio with washing facilities a condition would be attached to any permission to ensure that the outbuilding remains ancillary to the main dwellinghouse.

The original plans also included a glazed link measuring 11m in length that would link the main house to the outbuilding. Following concerns raised by the Council regarding its unacceptable length along the entire western boundary of the plot this element has been removed from the scheme.

The existing external staircase and store would be removed in order to erect a single storey rear extension that also forms part of the proposal. The extension would measure 5.23m in length by between 0.87m and 3.2m in depth by 2.8m (height). It would extend across the width of the rear elevation of the property and would include floor to ceiling height glass sliding doors. Its unusual

footprint and design has evolved from the applicant's desire to retain the existing magnolia tree that is immediately adjacent to the rear wall of the existing house. Given the modern design of the existing house and the fact that the extension would be located at ground floor level and would not be visible from the street, its size, footprint and design would be considered acceptable.

- 2 The outbuilding would be located approximately 12.8m from the rear elevation of the neighbouring property at no. 30 Parkhill Road, 13.4m from the rear elevation of no. 32 Parkhill Road and 12.7m from the rear elevation of nos. 1-43 Alder House, Maitland Park Villas. It would be mainly screened from surrounding properties by the existing boundary treatment. The outbuilding would project beyond the height of the boundary wall with no. 30 by 0.7m. Although visible from the windows in the rear elevation of this property, the outbuilding would be located 12.8m away and would not be considered to result in loss of daylight or sunlight to the main dwellinghouse. The windows of the outbuilding would be located in the northern elevation and would be located away from the neighbouring windows to ensure that there would be no harmful overlooking into neighbouring windows or gardens. The location and design of the windows would reduce any lightspill in the evening. The four rooflights would be modest in size and would be centrally located within the roof. They would be considered acceptable in terms of lightspill to neighbouring properties. Given the high boundary walls and soft landscaping and planting within the existing garden the outbuilding would not be considered harmful to the amenity of the neighbouring properties in terms of loss of light, lightspill or loss of privacy.

The single storey rear extension would be triangular in shape and would be located on the southern side boundary adjacent to no. 30. It would project 3.2m in depth and would be 2.8m in height. The extension would project 0.3m above the shared boundary wall with no. 30 and would be screened from views from the ground floor of this property. The relationship with the neighbouring property at no. 32 would remain unchanged as a result of the proposal. The extension would not impact on the amenity of the neighbouring properties in terms of daylight, sunlight or overlooking and would be considered acceptable.

The existing boundary wall measuring 3.9m between the application site and no. 30 would be replaced with a boundary wall measuring 4.22m. The minor increase in height would not be considered harmful to the amenity of the neighbouring occupiers and would be considered acceptable.

There are two trees in the rear garden (a magnolia tree immediately adjacent to the rear of the house and a pear tree in the centre of the garden) as well as 3 other trees in the neighbouring gardens (1 at no. 30 and two London plane trees to the rear of the site). An arboricultural report has been submitted in support of the application providing details of minor pruning to the existing trees and the tree protection measures that would be undertaken to ensure the safety of the trees within the garden and the neighbouring trees. The Council's Tree officer has reviewed the information and is satisfied that the measures proposed would safeguard the root systems of the trees. A condition would be attached to ensure that the works are undertaken in line with the advice in the arboricultural report.

The proposal would include the installation of a green roof on the roof of the outbuilding. This would ensure that future planting could be provided on the roof of the building and encourage greater biodiversity of habitats for species and planting. A condition would be attached requiring the details of the green roof to be submitted to ensure a high quality green roof is installed to maximise biodiversity and maintain surface water run-off.

- 3 The Parkhill CAAC objected to the original proposal and considered the outbuilding to be too large and encroaching on the rear garden space. They also considered the linked walkway to introduce an incongruous element that would be harmful to the character and appearance of the conservation area. Following the amendments to the proposal to reduce the size of the outbuilding and remove the glazed link the CAAC has withdrawn their objection. No further comments have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposed rear extension and outbuilding would be considered acceptable and would be in accordance with policies G1, CC1, CC2, CC3, D1, D2, A2 and A3 of the London Borough of Camden Local Plan.

- 4 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).
- 5 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.
- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

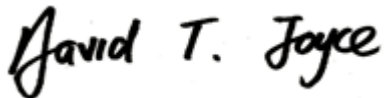
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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 slanted style.

David Joyce  
Director of Regeneration and Planning