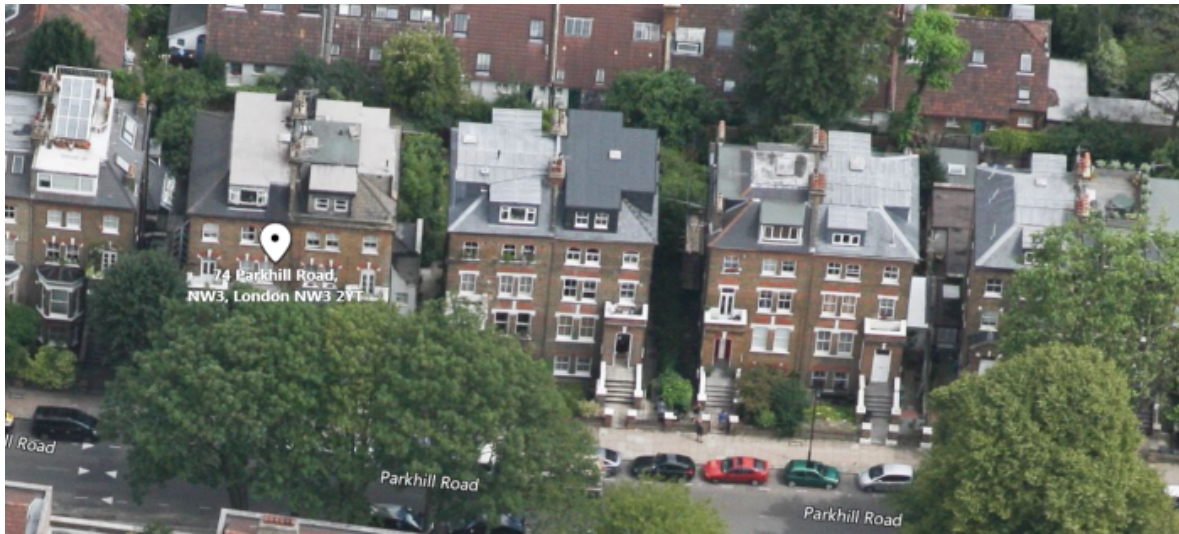


The map displays a residential area with several streets and landmarks. The highlighted green plot is situated between Parkhill Road and Kingsford Street. The map includes a scale bar and a north arrow for orientation.

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2019/3742/P – Flat Second and Third Floor, 74 Parkhill Road, NW3 2YT



1) Aerial image showing dormers in the street (no.74 is labelled (second from left)).



2) Existing front elevation and context of street (no.74 is second from left).

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	17/09/2019
		N/A	Consultation Expiry Date:	08/09/2019
Officer			Application Number(s)	
Ben Farrant			2019/3742/P	
Application Address			Drawing Numbers	
Flat 2nd And 3rd Floor 74 Parkhill Road London NW3 2YT			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use from 1 x 3 bed unit to form 1 x 1 bed and 1 x studio flat; including installation of dormer to side roof slope.				
Recommendation(s):		Grant conditional planning permission subject to S106 legal agreement		
Application Type:		Full planning application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	A site notice was displayed on 09/08/2019 (consultation end date 02/09/2019), and a press notice was displayed on 15/08/2019 (consultation end date 08/09/2019). No responses were received.			
Parkhill Conservation Area Advisory Committee (CAAC)	The Parkhill CAAC responded with the following objection: “The proposed new dormer is too large and taken with the two existing dormers, which are also too large, constitute overdevelopment.” <u>Officer Response:</u> <i>Given the context of surrounding development, the proposal is considered not to result in harm to the character and appearance of the property or surrounding conservation area; as such it would be unreasonable to refuse the application on these grounds.</i>			
Belsize Society	The Belsize Society responded with the following objection: “The proposed dormers do not comply with Camden Design Guidelines - they need to be lower than the ridge of the main roof and set away from the eaves, Party Walls and side ridges. This is objectionable.” <u>Officer Response:</u> <i>Whilst it is noted that the proposal is not set down from the roof ridge, given the context of surrounding development, the proposal is considered not to result in harm to the character and appearance of the property or surrounding conservation area; as such it would be unreasonable to refuse the application on these grounds.</i>			

Site Description

The application site is the first floor and roof space of no. 74 Parkhill Road. The host building is a three storey (plus basement and loft additions), semi-detached Victorian property on the north-eastern side of the road.

The site is within the Parkhill Conservation Area, though it is not a listed building or positive contributor, nor are there any listed buildings within the vicinity.

Relevant Planning History

The site and street has a long planning history, below are the most relevant to this application:

No. 74 (Application Site)

2017/6953/P - Change of use of 1 x 3 bed unit to form 1 x 1 bed unit and 1 x studio; installation of dormer to side roof slope – **Withdrawn following delegated approval (subject to S106 legal agreement)**. There were complications with the legal agreement following the draft sign off of the scheme – the agent decided to withdraw and resubmit the application.

2014/7797/P - Extension to dormer and insertion of rooflight to rear extension - **Granted 13/02/2015.**

2010/3766/P - Change of use of second and third floor maisonette to 2x1 bed residential units (Class C3) and erection of side (north) roof dormer extension - **Granted subject to S106 legal agreement 09/03/2011.**

No.76

PEX0300258 - Proposed dormer extensions to side roofslopes, a glazed continuation of the existing roof, up to the side boundary with number 78 Parkhill Road, to create headroom at first floor level to allow for a staircase, and a rear conservatory at ground floor level of residential dwellinghouse - **Granted 18/07/2003.**

34784 - Formation of new glass enclosure on the roof - **Granted 03/12/1982.**

9793 - The provision of an additional storey at 76 Parkhill Road, N.W.3 and the conversion of the second floor flat into a maisonette on the second and third floors - **Granted 04/02/1971.**

No.72

8601267 - Change of use and works of conversion to form 3 two bedroom flats and 2 three-bedroom flats including side and rear extensions and dormers in the roof as shown on drawing No.34801 and 34802B revised on 12th September and 9th October 1986 - **Granted 23/10/1986.**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Draft New London Plan (2017)

Camden Local Plan (2017)

A1 Managing the impact of development

C5 Safety and security

C6 Access for all

CC5 Waste

D1 Design

D2 Heritage

G1 Delivery and location of growth

H1 Maximising housing supply

H7 Large and small homes

T1 Prioritising walking, cycling and car-free development

T2 Parking and car-free development

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

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

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Formation of side dormer extension to existing roof measuring 4.2m (W) x 2.3m (H) x 2.3m (D), the dormer would be finished in hanging tiles with aluminium framed windows.
- Alterations to existing front and rear dormers to install new fenestrations and surrounds (maintaining the existing dimensions of the dormers).
- Subdivision of the existing 3 bed flat to form 1 x 1 bed and 1 x studio self-contained flats, one to each floor.

2. Revisions

2.1. The following revisions were received during the course of the application:

- Amendments to details of fenestrations, to include slim lined aluminium frames in a dark grey/black as requested on design/heritage grounds.

3. Principle

3.1 Policy H1 which highlights the need to maximise the supply of housing; this proposal represents forming an additional residential unit within an existing residential building, and as such is considered to be acceptable in principle subject to compliance with other relevant planning policies.

3.2 It is acknowledged that the proposal would result in the loss of 1 x 3 bed unit (high priority housing type in accordance with policy H7), to form a 1 bed unit and studio (low priority housing types). It is noted however that the 3 bed unit at present is oversized and could comfortably accommodate the two units; it is further noted that the existing accommodation is within the roof space which is not ideal for a family sized unit which is generally better on lower levels with access to amenity space. As such, the housing mix is considered not to

warrant the refusal of the application in this instance.

4. Quality of accommodation

4.1 The Technical Housing Standards - Nationally Described Space Standard (2015) document specifies a minimum GIA (Gross Internal Area) of 50sq. m for a single storey 1 bed (2 bedspace) unit and 37sq. m for a studio (with shower room). The proposed units would each meet these standards, as would the proposed bedroom which would exceed the 11.5sqm minimum for double occupancy bedrooms, and more than 75% of the GIA of the units would have a minimum internal height of 2.3m. Each of the units would provide an acceptable quality of accommodation in terms of access to daylight and sunlight, with each unit being dual aspect with a good outlook. Whilst amenity space is not provided, it is noted that the flat as existing does not benefit from amenity space, and on balance, this is considered to be acceptable. Given the above assessment, the proposal represents an acceptable quality of accommodation for future occupiers.

5. Conservation and design

5.1. Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development, respects local context and character and preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

5.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

5.3. 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 and appearance of that 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.

5.4. The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011) states that 'dormer windows or recessed roof terraces to the front or side slopes are normally unacceptable', though it notes: 'the individual merits of each proposal will be considered in relation to their impact on the character and appearance of the conservation area'.

5.5. CPG Altering and extending your home (2019) states that dormers should be subordinate to the roof and building, and that they should be set in a minimum of 500mm set in from the edges of the roof.

5.6. It is acknowledged that the proposed side dormer is not in accordance with guidance contained within CPG Altering and extending your home (2019) as it is not set down from the ridge. During the assessment of the application the size and height of the dormer were explored further with the agent however the height of the new dormer is dictated by the internal head room requirement of the internal staircase. It must be noted that the property has existing dormers to the front and rear that extend up to the ridge. It has also been noted during a site visit to the property that side dormers of a similar size and scale exist on properties along the street, most notably at the adjoining properties at no.72 Parkhill Road, as well as nos. 70, 68, 66, 64 and 60. The proposed dormer, whilst being large in size and scale, would not obscure the original roof profile to a significant degree and would be commensurate with existing dormers within the existing building and those that have been constructed at

surrounding properties within the street. The proposed side dormer would be visible from the street however, given the presence of other similarly sized side dormers on neighbouring properties, it does not serve to cause further undue harm to the character and appearance of the property or surrounding area, and on balance, is considered to be acceptable in this instance. Whilst it is noted that the property is sited within the Parkhill Conservation Area, it is not considered to cause harm to its character, appearance, or historic interest of the building or the street.

5.7. The proposed alterations to the front and rear dormer details would have a neutral impact on the character and appearance of the property and surrounding conservation area.

5.8. The overall proposal is considered to have a neutral impact upon the property and surrounding conservation area, and would not constitute harm to its character or appearance. As such, the proposal is considered to comply with policies D1 and D2 of Camden's Local Plan.

6. Impact on Neighbour Amenity

6.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

6.2. Given the scale of the proposed dormer, and continued residential use of the property as two flats, the proposal would result in some intensification of the site, however the proposal would not result in undue harm to neighbouring amenity in terms of loss of daylight, sunlight, sense of enclosure or noise generation. Whilst the proposed side facing windows would otherwise result in overlooking towards no.74, a condition has been attached to the decision requiring this to be obscure glazed and non-opening to an internal height of 1.7m.

6.3. Given the siting, scale, design and material finish of the proposal, subject to the attached conditions it is considered not to result in undue harm to the residential amenities of neighbouring occupiers in compliance with policy A1 of the Local Plan.

7. Transport & Waste

7.1. Policy T2 requires all new residential development in the borough to be car free restricting parking permits of future occupiers. This would be secured through a S106 agreement.

7.2. Policy T1 of the Local Plan requires developments to sufficiently provide for the needs of cyclists. Cycle storage has not been provided for the proposed flat given the site constraints. The new flat is at third floor level and there is no communal space available at ground floor level. As such a bike could not be accommodated internally in a practical way and it would compromise the internal space available.

7.3. Policy CC5 requires sufficient waste storage for residential developments. It is proposed to maintain the existing storage arrangements, with adequate storage space to the front of the property.

8. Conclusion

8.1. As such, the proposed development is in general accordance with policies H1, C5, A1, D1,

D2 and T2 of the London Borough of Camden Local Plan 2017, The London Plan (2016), Technical Housing Standards - Nationally Described Space Standard (2015), and the National Planning Policy Framework (2019).

9. **Recommendation:** Grant conditional planning permission subject to S106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th October 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 and search for 'Members Briefing'.

Catterall Franklin
Unit 3, Angel Wharf
55 Eagle Wharf Rd
London
N1 7ER

Application Ref: **2019/3742/P**

09 October 2019

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Flat 2nd And 3rd Floor
74 Parkhill Road
London
NW3 2YT**

Proposal: Change of use from 1 x 3 bed unit to form 1 x 1 bed and 1 x studio flat; including installation of dormer to side roof slope.

Drawing Nos: EX_000, EX_001, EX_102, EX_103, EX_110, EX_201, EX_202, EX_203, EX_301, EX_302, PL_102_Rev.A, PL_103_Rev.A, PL_110_Rev.A, PL_201_Rev.A, PL_202_Rev.A, PL_203_Rev.A, PL_301_Rev.A & PL_302_Rev.A.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 policies 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: EX_000, EX_001, EX_102, EX_103, EX_110, EX_201, EX_202, EX_203, EX_301, EX_302, PL_102_Rev.A, PL_103_Rev.A, PL_110_Rev.A, PL_201_Rev.A, PL_202_Rev.A, PL_203_Rev.A, PL_301_Rev.A & PL_302_Rev.A.

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

- 4 The side facing dormer window hereby approved shall be obscure glazed and non-opening to an internal height of 1.7m in perpetuity.

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.

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 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.

- 3 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 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.

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.

Yours faithfully

Supporting Communities Directorate

DECISION