

Delegated Report		Analysis sheet N/A	Expiry Date: Consultation Expiry Date:	17/03/2020 23/02/2020
Officer Alyce Jeffery		Application Number(s) 2019/6226/P		
Application Address 2 Upper Park Road London NW3 2UP		Drawing Numbers Refer to decision notice.		
PO 3/4	Area Team Signature	C&UD Rose Todd	Authorised Officer Signature	
Proposal(s) Installation of roller shutters to rear ground floor doors and first floor windows.				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Householder application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Advertisement in local press on 30/01/2020 – 23/02/2020.</p> <p>Site notice displayed on 31/01/2020 – 21/02/2020.</p> <p>Two consultation responses were received from local residents at 148 and 150A Haverstock Hill, whom objected on the following grounds:</p> <ul style="list-style-type: none"> • I wish I had had earlier knowledge of this development as it does to an extent overlook my garden and property-I did not know that Camden had ceased to send out alerts. The overlooking is of course much worse for my neighbours. <p>Officer response; <i>Comments relate to previously granted application and are therefore not relevant to this assessment - 2017/4162/P</i></p> <ul style="list-style-type: none"> • No material objection has been raised with regards to the roller shutters, however a complaint is raised regarding current construction noise, loss of daylight/sunlight, littering, rats, water leaks, mould, solvents, and damage to property at 150A Haverstock Hill. <p>Officer response; <i>the complaints raised with regards to the above are not material planning considerations and therefore will not be addresses within this report.</i></p>					
CAAC/Local groups comments: - Parkhill CAAC	Parkhill CAAC – no response received					

Site Description

The subject site comprises a terrace property, which forms one of 6 x two storey (plus roof extension) dwelling houses on the south side of Upper Park Road by the junction with Haverstock Hill.

The site is located within the Parkhill and Upper Park Conservation Area. No. 2 is highlighted as a building which makes a neutral contribution to the character or appearance of the area.

Adjacent to the site is a Grade II listed building, garden wall, railings and gates to no. 148 Haverstock Hill.

Relevant History

2 Upper Park Road

G9/3/E/26346 - The erection of a two storey rear addition and a single storey side addition to provide additional accommodation – **Granted conditional permission 23/06/1978.**

TPD713/216 - Erection of extension to ground floor rear living room, and to first floor rear bedroom to form dressing room at 2 Upper Park Road, N.W.3 - **Granted 13/06/1962.**

2, 2A, 2B, 3, 4, 4A Upper Park Road

2019/4921/P - Installation of a glass balustrade at first floor level and alterations to approved fenestration arrangement – **Under consideration.**

2017/4162/P - Erection of roof extensions and front balconies (at nos.2 - 4b Upper Park Road inclusive) and erection of 3 single-storey extensions at rear ground floor level (at 2, 4 and 4b Upper Park Road) to terrace of houses (Class C3) - **Granted permission 21/01/2019.**

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Draft New London Plan (full adoption is pending)

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy A1 Managing the impact of development
Policy D1 Design
Policy D2 Heritage

Camden Planning Guidance

CPG Design (2019)
CPG Amenity (2018)
CPG Altering and extending your home CPG (2019)

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

Assessment

Proposal

Planning permission was granted for rear extensions in 2019, and construction is currently underway for these extensions. The applicant for this end of terrace property now proposes to install roller shutters to the first floor window and double doors, and to the ground floor full width window to the rear of the property.

Each shutter would have a shutter box at the top of the window or door, and guard rails to the sides which would be constructed using white coated metal.

The applicant has not submitted any section drawings or detailed drawings of what the shutters would look like therefore this assessment is based on the information submitted only. There is also no full justification for the requirement for the shutters.

The key planning issues are as follows:

- Design and Impact on the Conservation Area
- Amenity (impact on neighbouring amenity in terms of daylight, outlook, and privacy)

Design and Impact on the Conservation Area

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

The applicant has specified that the shutters are required because there have been reported break ins to some of the properties within the terrace. Further details of this has not been provided.

The plans show a change at rear first floor level from metal railing to glazed balustrade. This is being dealt with as a separate application (2019/4921/P) and not assessed here.

Whilst no detailed drawings or sections have been provided the type of shutters proposed, they would obscure the windows and fenestration details, as well as detracting from the overall character and appearance of the host property. The external shutters including the shutter box and guide rails would appear as non-domestic, bulky incongruous features that would harm the character and appearance of the property, the terrace and surrounding conservation area.

The applicant has provided an example of a nearby residential property, 150a Haverstock Hill which features existing roller shutters to the front windows. The existing roller shutters do not have planning permission, and Officers consider that the site provides an example of the harm that can be caused by unsympathetic alterations such as roller shutters to a residential property, particularly within a conservation area.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Although the roller shutters would not be visible from public views, they would be viewed by the surrounding properties, in particular from the Grade II Listed Building at no. 148 Haverstock Hill. It is considered that the external shutters, housing and guide rails would result in harm to the character and appearance of the host building, the terrace in which it belongs and the Conservation Area. The shutters would seemingly result in an improved security benefit for the occupiers. It is noted that no evidence has been submitted to support the claims of security improvements, nor has it been demonstrated that other security provisions such as internal shutters or CCTV (for example) would not

be adequate to meet the security needs of the occupiers. In any event, it is considered that such evidence would not be sufficient to outweigh the harm caused as a result of the proposal.

The proposal is thereby considered to constitute harm to the host property, terrace and the Parkhill and Upper Park Conservation Area.

As a result it is considered that the proposal would fail to accord with policies D1 and D2 of the Local Plan, resulting in an incongruous addition, failing to preserve or enhance the appearance of the host building or the setting of the conservation area.

Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG (Amenity).

The proposed roller shutters would not have an adverse impact on the adjoining properties in terms of daylight, outlook or privacy.

Conclusion

For the reasons outlined above, the window and door shutters including shutter boxes and guide rails, by reason of their location, design and appearance, would result in an incongruous addition which would harm the character and appearance of the building, the terrace and the Parkhill and Upper Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.