



# PLANNING STATEMENT

21 Parliament Hill, London, NW3 2TA

Planning Statement, incorporating Design and Access Statement, to accompany a planning application for the removal and replacement of the single storey rear extension, provision of a front porch, provision of a bin store to the front garden and the rebuilding of the front boundary wall at 21 Parliament Hill

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## **1.0 INTRODUCTION**

- 1.1 This statement has been produced to accompany a planning application for the removal and replacement of the existing rear addition, the provision of a front porch and bin store to the front garden along with the rebuilding of the front boundary wall at 21 Parliament Hill.
- 1.2 The works to the rear of the property will preserve the character and appearance of the parent building, the rear street scene and the wider conservation area. The works to the front will enhance the character and appearance of the parent building, the street scene and by association, the wider conservation area. The works will not result in detriment to the amenity of the neighbouring properties.
- 1.3 This statement also addresses the requirements of a design and access statement.

## **2.0 APPLICATION SITE**

- 2.1 The application site is a three storey, semi-detached dwelling located on the west side of Parliament Hill opposite its junction with Nassington Road.
- 2.2 The property is located close to Hampstead Heath and within the South Hill Park Estate Conservation Area, designated in 1988. The building is not listed, neither are any neighbouring properties.
- 2.3 The South Hill Park Conservation Area Statement (2001) describes the character of the area as follows:

“Generally, the Conservation Area is characterised by substantial semi-detached villas, many of which are adorned by decorative window, porch and roof features with entrance steps and complementary garden walls. The unique relationship of the dwellings to Parliament Hill and the Heath is also a principle feature of the Conservation Area.”

- 2.4 It goes on to describe the properties along Parliament Hill as “characterised by red brick semi-detached villas with prominent front gables, grey slated steeply pitched roof and stucco surrounds to doors and windows”.
- 2.5 The application site is listed within the Conservation Area Statement as being a building which makes a positive contribution to the character and appearance of the conservation area.

## **3.0 THE PROPOSAL**

- 3.1 This application seeks consent for the removal of the existing single storey rear additions and their replacement with a new full width single storey rear extension, the provision of a front porch to match the neighbouring building, the provision of a bin store within the front garden and the rebuilding of the front boundary wall with hedge behind.

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- 3.2 The removal of the existing rear extension is shown on the enclosed demolition plans. The works will require the removal of most of the rear section of the building at garden level comprising the existing conservatory and brick built off-shoot. This area will be replaced with a single storey rear extension that will extend across the full width of the rear of the building. To the rear of the new extension will be a brick-built store resulting in a similar L-shaped built form as existing.
- 3.3 The building line of the new extension will be limited to the original building line of the parent building with the side access from the front to the rear of the property remaining in place.
- 3.4 To the front of the property, the porch will match the detailing and proportions of the porch present at no. 23 Parliament Hill. This is the semi-detached pair to the application property.
- 3.5 The bin store will be located to the south east corner of the front garden, behind the front boundary wall. The bin store will create a neat area for the storage of waste that will have a green planted roof and will sit behind the newly rebuilt front boundary wall and hedging.
- 3.6 The front boundary wall will be removed and rebuilt with a hedge behind to align with the proportions of the front boundary at no.23 Parliament Hill.

### **4.0 ASSESSMENT OF PROPOSAL**

- 4.1 For the purposes of S.38(6) of the Planning and Compulsory Purchase Act 2004, the Camden Council Local Plan along with the London Plan and all adopted Supplementary Planning Documents comprises the development plan for the borough.
- 4.2 The following policies within the Local Plan have been referred to while developing this application:
- A1 – managing the impact of development
  - D1 – design
  - D2 – heritage

In addition, the Council's adopted Supplementary Planning Documents 'Altering and Extending your Home Camden Planning Guidance' has been considered alongside the South Hill Park Conservation Area Statement.

- 4.3 In accordance with the aims of the Local Plan and adopted planning guidance, the proposals will;
- 1) preserve and enhance the character and appearance of the parent building, the street scene and wider conservation area;
  - 2) respect the character and appearance of the original building with regard to design, location and choice of materials; and
  - 3) not affect the amenities of surrounding properties.

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- 4.4 The development plan policies along with the Camden Planning Guidance document set general aspirations of good and respectful design that does not result in harm to residential amenity. The development proposed accords with these aims.
- 4.5 To the rear, the existing conservatory and brick built rear addition will be removed and replaced with a single storey, full width addition. The new extension has a contemporary design with a largely glazed rear façade. To the southern corner of the extension, a storage area, accessed from the side passage into the garden, will be erected. The overall footprint of the addition largely replaces that of the existing extensions with a slight increase to the rearwards projection along the boundary with no.23 Parliament Hill.
- 4.6 The use of the glazing and the painted brick for the storage area ensures that the extension does not read as one, full width expanse across the back of the house. The proposal retains the light-weight and solid ratios of the existing arrangement thereby preserving the character and appearance of the parent building. The height of the extension is increased from the existing but respects the general height of other additions along the street and remains subordinate, with the vertical emphasis of the parent building, the dominate feature of the rear elevation.
- 4.7 The additional rearwards projection along the boundary with no.23 is not significant. No.23 has an existing rear addition which has been plotted onto the submitted block plans for comparison. Given this existing development and the minimal additional projection of the proposal at no. 21, it is not considered that the scheme would result in any detriment to the amenity, by way of loss of light, loss of outlook, sense of enclosure or impact upon privacy, of the residents at no.23.
- 4.8 The rearwards projection adjacent to the boundary with no.19 Parliament Hill remains largely as existing. This, coupled with the retention of the separation distance afforded by the side passage, is not considered to result in any demonstrable change to the relationship between the application site and the neighbour.
- 4.9 The proposal does seek to provide a window within the side elevation of the rear extension facing towards no.19 Parliament Hill. The window will service the newly created kitchen space and will replace existing windows and doors within this side wall.
- 4.10 As can be seen on the submitted ground floor plan, the majority of the newly created window will be looking towards the flank elevation of no.19 and will not afford views into the private amenity space. The window is set off the common boundary with the side passage at the application site and that of no.19, along with the boundary fence, further separating the spaces. It is not considered that the new window would result in a significant impact upon the amenity, by way of loss of privacy, to the occupiers of no.19 Parliament Hill in accordance with the aims of Policy A1 of the Local Plan.
- 4.11 To the front of the property, the proposals incorporate the provision of a porch to the front of the building. This will align with the same detailing present at no.23 Parliament Hill. It also

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aligns with the lintel detailing present on the bay window on the parent building. This small-scale alteration seeks to enhance the character and appearance of the parent building and its pairing with its immediate neighbour, the street scene and the wider conservation area through the reinstatement of such features.

- 4.12 The bin store located in the south east corner of the front garden is a functional structure that will ensure that the clutter of the existing refuse containers is neatly contained and screened from street level views. The provision of the bin store does not give rise to any concerns with regards to the character and appearance of the parent building, the street scene or the wider conservation area.
- 4.13 As detailed below, the provision of a hedge behind the front boundary wall is a welcome addition within the Conservation Area. The Conservation Area Statement identifies such elements as being a particular feature of the locality that have been sadly lost over the years. The reinstatement of this element will enhance the character and appearance of the street scene and the wider conservation area in accordance with the requirements of Policy D1 of the Local Plan.
- 4.14 The South Hill Park Conservation Area Statement is slightly more prescriptive about development within the designated heritage asset. The development is assessed against the given parameters below.
- 4.15 The Conservation Area Statement contains specific guidance relating to extensions and alterations in the South Hill Park Conservation Area.
- 4.16 Policy SHP1 states that “new development should be seen as an opportunity to enhance the Conservation Area” and that all new development should respect existing features. The proposed replacement rear extension is a modest alteration that has been designed to respect and enhance the existing building and its immediate neighbours.
- 4.17 Many of the buildings along the street have full width rear extensions. The additional rearward projection along the boundary with no.23 is not considered to result in a development that is unneighbourly given the minimal difference between the building lines. The bulk of the extension remains as existing towards the boundary with no.19 Parliament Hill with the footprint of the addition remaining set off the common boundary and of a similar rearwards projection to the existing.
- 4.18 The choice of a more contemporary addition in this location is considered to complement the surrounding area. The extension will be located at garden level with minimal views from within the conservation area to the site. There are no public views to the site.
- 4.19 The elements of the parent building that contribute to the character and appearance of the conservation area, namely the well-ordered front elevation, will be enhanced by the provision of the front porch to align with no. 23 Parliament Hill. This matching of the features will restore a coherence across the two buildings. The alterations to the front boundary wall and provision

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of a hedge behind will also achieve the same unity for the pair of properties to the benefit of the conservation area.

- 4.20 Policy SHP8 states that choice of materials is very important and that materials should closely match existing. The proposal complies with this requirement in respect of the works to the front elevation. To the rear, the extension has a contemporary design but retains the use of timber frames to all new windows and doors. This contrast, at garden level, is considered to complement the parent building.
- 4.21 With regard to rear extensions, Policy SHP16 states that “Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings” and Policy SHP20 states that rear extensions should usually be single storey. The proposed rear extension will be single storey and will replace an existing rear extension which has been in place for many years. There are also several, full width rear additions at nearby properties along this side of the road. These additions all form part of the established character and appearance of the surrounding area.
- 4.22 Policy SHP26 provides guidance on alterations within front gardens and boundary enclosures. This policy acknowledges that the Conservation Area is characterised by boundaries consisting of hedges, walls and gates and that these features should be retained or reinstated where possible, in particular hedges as they contribute to the green character of the Conservation Area.
- 4.23 The application proposes the rebuilding of the front boundary wall with a hedge above. This is considered to align with the general aims of Policy SHP26 along with national policies and policies within the adopted development plan in respect of preserving and enhancing designated heritage assets (the conservation area).

## 5.0 Conclusion

- 5.1 Planning permission is sought for the replacement of the existing rear extension along with the provision of a front porch to match the adjacent property, a bin store within the front garden and the rebuilding of the front boundary wall at 21 Parliament Hill.
- 5.2 The rear addition projects slightly further rearwards than the existing footprint along the common boundary with no.23 Parliament Hill and remains largely as existing to the southern boundary. It is not considered that the additional projection results in any adverse implications upon the amenity of the neighbouring occupiers. The overall design and proposed materials complement the existing building with the extension remaining subordinate to the parent building in accordance with the aims of adopted development plan policies.
- 5.3 The proposed works to the front of the property will enhance the character and appearance of the parent building, the street scene and the wider conservation area. The reinstatement

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of lost features to the building is considered to be a welcome alteration that enhances its presence within the conservation area.

- 5.4 The works accord with adopted development plan policies and it is respectfully requested that the proposals are supported by the Council.