

Application ref: 2020/3236/P
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Date: 2 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
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envelop architecture Ltd
3
Park Avenue South
Hornsey
London
N8 8LU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 A Parkhill Road
London
NW3 2YN

Proposal:

Erection of two storey rear extension at upper ground and first floor levels and alterations to front and rear elevations

Drawing Nos: 001 (P1); 120 (P1); 121 (P1); 122 (P1); 130 (P1); 120 (P1); 150 (P1); 132 (P1); 152 (P1); Design & access statement (prepared by envelop architects)

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: 001 (P1); 120 (P1); 121 (P1); 122 (P1); 130 (P1); 120 (P1); 150 (P1); 132 (P1); 152 (P1); Design & access statement (prepared by envelop architects)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application seeks to extend the property to the rear at upper ground and first floor level with a two storey extension situated in-between the flank walls of no's.20 and 18 Parkhill Road.

Although guidance generally requires rear extensions to be a storey lower than the eaves, this situation is different in that the host property is a modern infill and the extension would effectively be pulling out the rear elevation so it would not appear as a distinct addition. Furthermore, it would be well set back from the rear building lines of the neighbouring properties and so would not appear bulky.

The extension would be clad in vertical timber fins and the fenestration would comprise two large window/doors of the same aperture at upper ground and first floor level. Whilst contemporary and not strictly in-keeping with the surrounding architectural style, it is considered acceptable in this location given the host property is a modern infill and the extension would be set sufficiently back from the rear building line for it to have no visibility in public views and limited prominence in private views.

Planning permission was granted under application ref. 2018/0777/P for the demolition of the existing house and replacement with a building of a significantly deeper footprint. The proposed extension would be well within the consented massing envelope.

To the front, the unsympathetic windows would be changed to timber sash units which would be a welcomed improvement.

The proposal is considered to preserve the character and appearance of the conservation 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. The extension would be set sufficiently back from the rear building line for there to be no adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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, 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 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).
- 3 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.
- 4 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, appearing to read 'DPe', is positioned in the upper left quadrant of the page.

Daniel Pope
Director of Economy, Regeneration and Investment