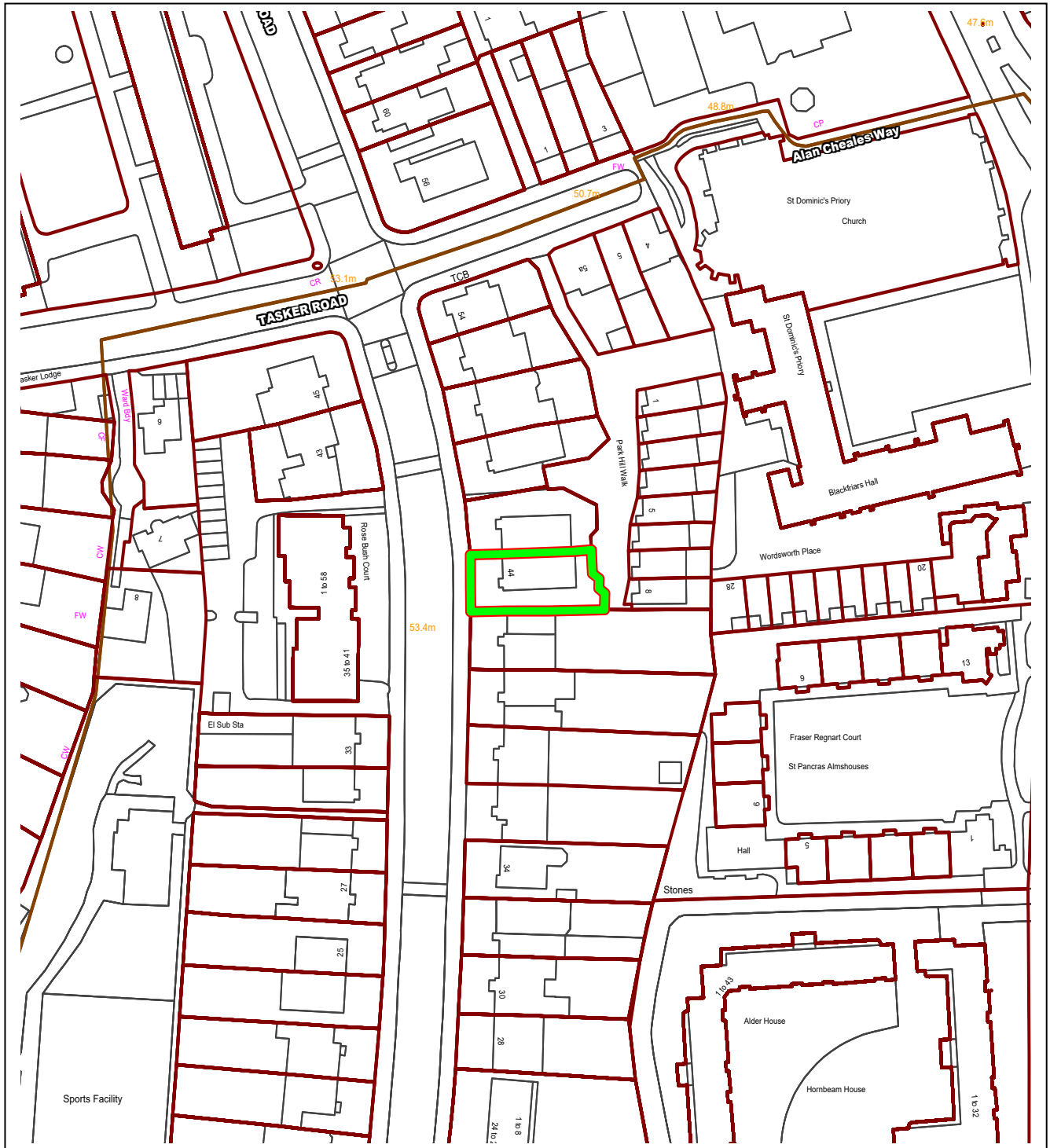


2021/3429/P – Garden Flat, 44, Parkhill Road, London, NW3 2WP

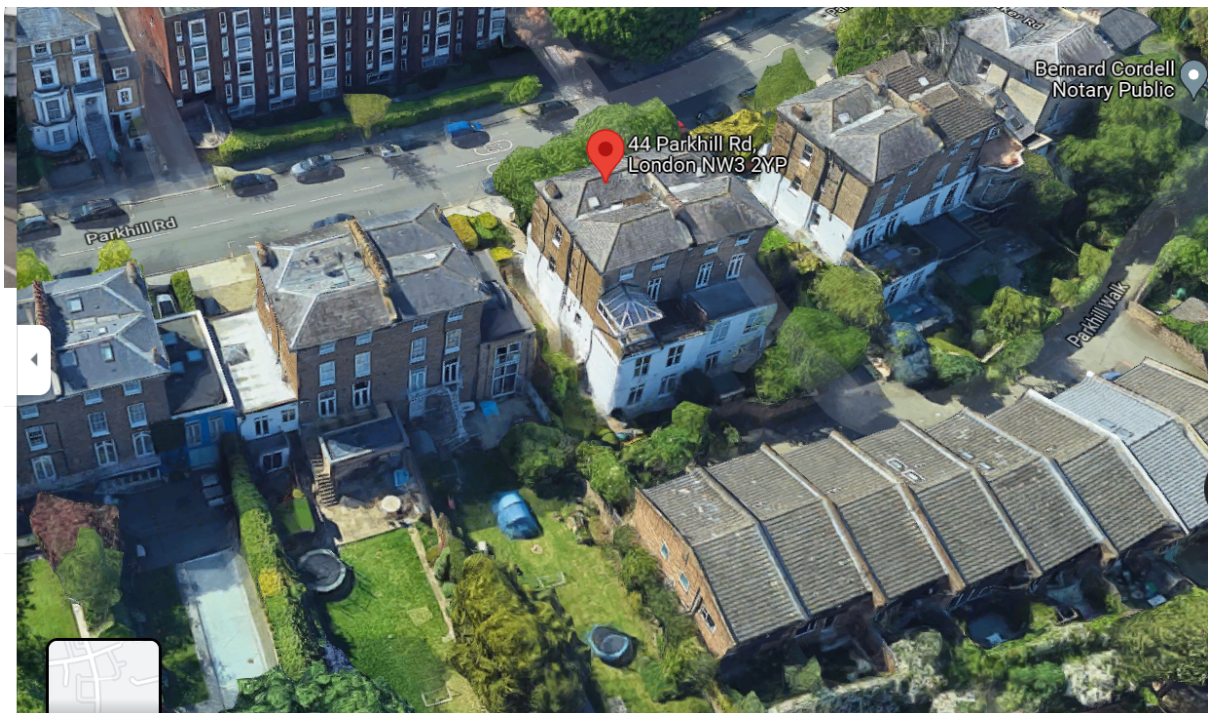


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1. Photo of front elevation



2. Photo of rear elevation



3. Photos of site showing position of outbuilding (in Design and Access Statement)



4. Photo of front elevation of property left and wall of two storey extension at no. 42 to right, showing the change in ground level from the front to the side/rear.



5. Photo facing north demonstrating position of outbuilding in the garden in relation to the host property, to right.



6. Photo from facing south garden demonstrating position of outbuilding in relation to boundary wall and neighbouring property. Windows to left are at the rear of no. 42 two storey extension.



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		09/09/2021	
		N/A		Consultation Expiry Date:		10/10/2019	
Officer				Application Number(s)			
Ewan Campbell				2021/3429/P			
Application Address				Drawing Numbers			
Garden Flat 44 Parkhill Road London NW3 2YP				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey timber outbuilding to the side of the building at lower ground floor level, to residential flat.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
		No. of responses	0	No. of objections	0		
Adjoining Occupiers:		No comments were received from neighbouring occupiers in relation to the proposed development. The comments uploaded onto the website are from the applicant.					
Belsize Park CAAC		Parkhill CAAC have objected to the proposal on the grounds below: - <i>Object to the design and location of the proposed prefabricated building in the Conservation Area.</i> <u>Officer comments:</u> - <i>The proposal includes a timber clad outbuilding which is of an appropriate scale and design. As the photos demonstrate it is also well hidden from the street view meaning the impact to the Conservation Area is limited. See paras 2.2.4 – 2.2.7 for response to the comments</i>					

Site Description

The application site is located on the eastern side of Parkhill Road and comprises a semi-detached three storey building. The application property is the lower ground floor residential flat. The site lies within Parkhill Conservation Area and is listed as a Positive Contributor in the Conservation Management Appraisal.

The area is generally residential, characterized by mixture of property styles with apartment blocks, semi-detached, detached and terraced houses.

Relevant History

Relevant planning records at the application site:

N/A

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance (CPG) 2021

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

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

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the erection of a single storey outbuilding to the side of the host building at lower ground floor level.

The outbuilding would be timber clad and measures 3.5m in width, 3.4m in depth and a height of 2.9m. The proposed structure would have a floor area of 8.4sqm and the remaining garden space (including side and rear) would be approximately 92.4sqm.

The structure would have side windows and bi-folding doors to the elevation facing the main house.

The proposed use of the outbuilding is described as 'Home Office' which is considered to be ancillary to the enjoyment of the main dwelling house.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Heritage
- Amenity
- Tree and vegetation

2.2 Design and Heritage

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area.

2.2.2 CPG Design states that 'good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks.'

2.2.3 CPG Home Improvements states that new development should be subordinate to the original building, its height and depth and should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. Furthermore, it states that outbuildings should not detract from the open character and garden amenity of neighbouring gardens and wider surrounding area, ensure the height would maintain visibility over garden walls, use materials which complement the host property and overall character of the surrounding garden area.

2.2.4 The proposed outbuilding would be located at the side of the host building, and would be sunken down below the street level. This would have a modest scale and sit adjacent to the boundary wall with the property at no. 42 Parkhill Road, formed by a two storey side extension. Conservation Area statement mentions that "the semi-detached villas were laid out on a very generous scale with ample gaps between the buildings and long gardens which collectively make up a green oasis". Due to the existing land topography and adjacent extension, the proposed outbuilding would not be particularly visible from the main street and would maintain views to the rear gardens.

2.2.5 The area occupied by the proposed outbuilding would be modest in relation to the garden of the host building and therefore it would retain sufficient space around it suitable for soft landscaping. The enjoyment of the garden can still be maintained as a result. As such, the proposed structure due to its

modest scale and projection would appear subordinate within the context of the site.

2.2.6 In terms of detailed design, the outbuilding would be timber clad which is characteristic for garden setting and appears sympathetic in the green surroundings. This would have a largely glazed elevation facing the host building and two large windows facing the rear garden. The elevation facing the street would have two small high level obscure glazed windows which would maintain low levels of artificial light during night time. The proposed structure would therefore maintain a domestic appearance and complement the host property and overall character of the surrounding garden area.

2.2.7 Overall, the proposed outbuilding would have a minimal visual impact on the streetscene and be visually subordinate to the host garden and building, and be made of materials to complement its garden setting. Due to its modest size, it would not detract from the open character and garden amenity of neighbouring gardens and wider 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.3 Amenity

2.3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

2.3.2 In terms of amenity, the issues regarding loss of outlook, light or an increased sense of enclosure are mitigated against due to the location of the proposed outbuilding and the two storey boundary wall at no. 42, the adjacent property. There are no windows on the side wall of the extension at no. 42 facing the site and therefore no harmful impact due to overlooking would be caused. Furthermore, given the proposal is located at a lower level than the street, there would be no significant impact in terms of daylight and sunlight to the neighbouring amenity.

2.4 Trees and vegetation

2.4.1 Policies A3 and D1 advises that the Council will seek to protect gardens, and resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. It requires that trees and vegetation which are to be retained to be satisfactorily protected during construction in line with DS5837:2012 'Trees in relation to Design, Demolition and Construction'

2.4.2 Based on the information provided by the applicant and photographs of the site there are some small shrubs around the proposed location, which are not considered to hold significant amenity value. As such, there are no trees or vegetation of significant amenity value to be impacted by the proposed outbuilding, due to its location and scale.

3 **RECOMMENDATION**

3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 4th October 2021 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'.

Application ref: 2021/3429/P
Contact: Ewan Campbell
Tel: 020 7974
Email: Ewan.Campbell@camden.gov.uk
Date: 30 September 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Smart Garden Offices Ltd
Thurston Park
Church Road
Thurston
Bury St Edmunds
IP31 3RN
UK

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
44 Parkhill Road
London
NW3 2YP

DECISION

Proposal:

Erection of a single storey timber outbuilding to the side of the building at lower ground floor level, to residential flat

Drawing Nos: 22998B01, 22998B02, 22998E01, 22998L01, 22998P01, 22998P02 and
Design and Access Statement

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 if in CA] 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 22998B01, 22998B02, 22998E01, 22998L01, 22998P01, 22998P02 and Design and Access Statement

Reason:

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

- 4 The outbuilding hereby permitted shall only be used for residential purposes ancillary to the garden level flat.

Reason: To safeguard the character of the rear garden and the residential amenity of the neighbouring occupiers, and to prevent inappropriate uses in rear gardens, in accordance with the requirements of policies A1, D1, H1 and E2 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 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION