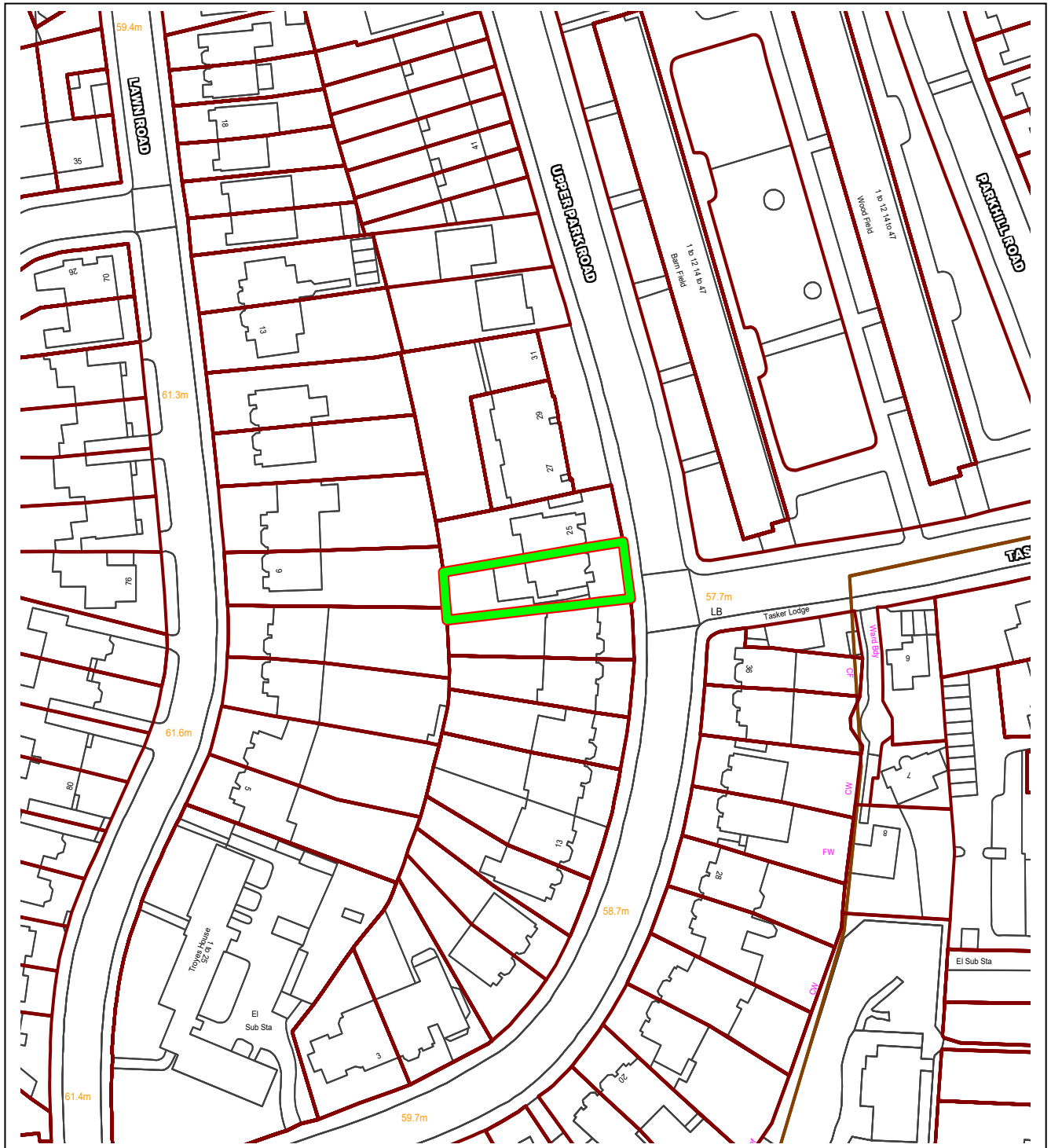


# 2021/1163/P – Flat A, 23 Upper Park Road NW3 2UN



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**Flat A 23 Upper Park Road, NW3 2UN**

Ref. 2021/1163/P

1 Aerial view – application building has dormer windows



2 Aerial view





3. Rear area, proposed outbuilding would be located in area at the right of the photograph



4. Further views of rear area:





5.



6.

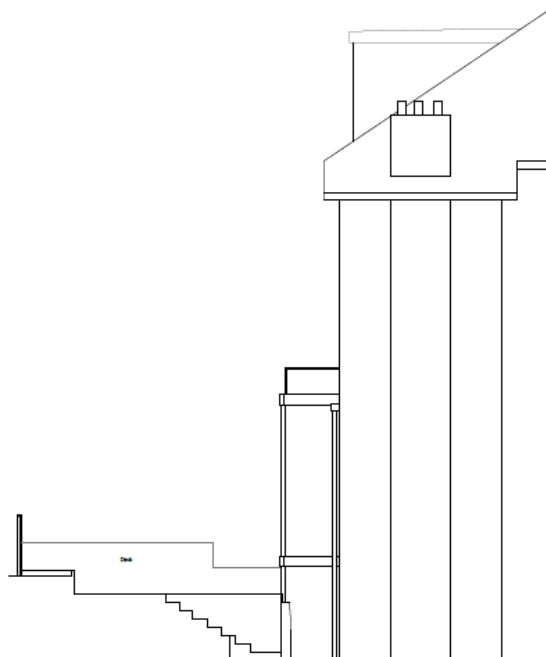




7.

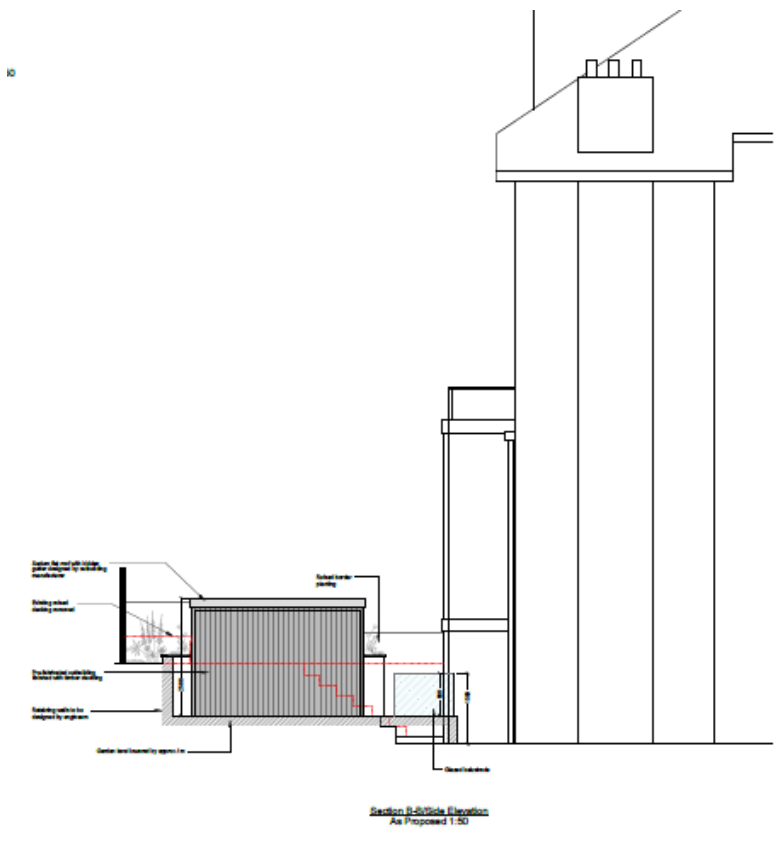


8. Existing side elevation

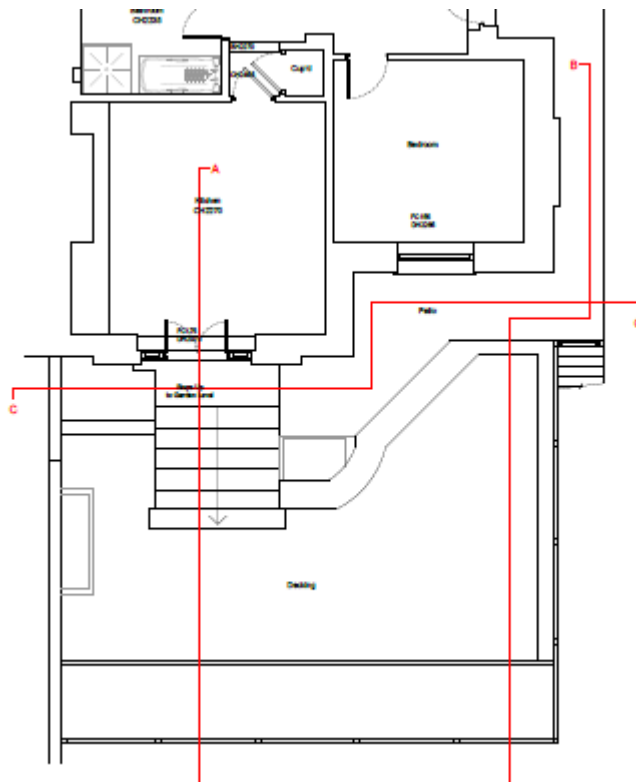


Section 8-8 Side Elevation  
As Existing 1/30

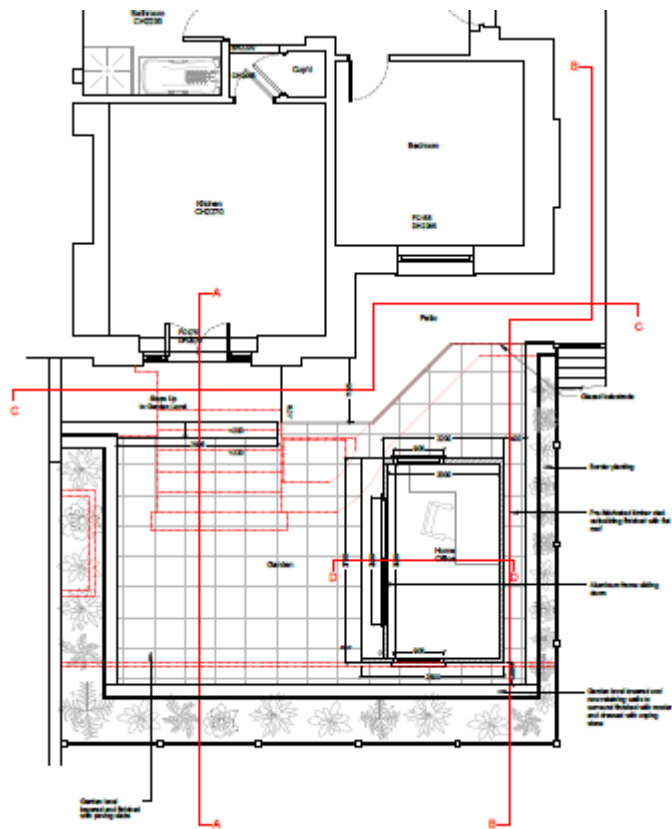
## 9. Proposed side elevation



## 10. Existing rear garden layout



## 11. Proposed rear garden layout



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/07/2021</b>	
<b>Members Briefing</b>				<b>Consultation Expiry Date:</b>		<b>25/07/2021</b>	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2021/1163/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat A 23 Upper Park Road London NW3 2UN				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Erection of a single storey outbuilding in rear garden for a home office.							
<b>Recommendation:</b>		Grant conditional permission					
<b>Application Type:</b>		Full planning permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>				No. of responses	0	No. of objections	0
<b>Summary of consultation responses:</b>		Press Notice published on 1 <sup>st</sup> of July 2021 expired 25 <sup>th</sup> of July 2021 Site Notice displayed 30 <sup>th</sup> of June 2021 expired 24 <sup>th</sup> of July 2021.  No comment or objections received from the public.					
<b>CAAC comments:</b>		Parkhill Conservation Area Advisory Committee, objection:  "Object to office development in rear gardens. The proposal is too close to the existing building, is industrial in design and does not make a positive contribution to the Conservation Area."  <u>Officer response:</u> The proposed outbuilding is of modest scale in the context of the large rear garden of this property. It would be located 2.0m from an original rear projection but would differ in design and scale so would not undermine the character and appearance of the property or the CA. For further discussion see paragraphs 3.4-3.6 in Design/ Visual Appearance section below.					



## Site Description

The site is located on the western side of Upper Park Road and contains a substantial yellow brick semi-detached period building over five levels. Although not listed, the building is identified as making a positive contribution to the character and appearance of the Parkhill Conservation Area.

The property is divided into flats, with a large garden at the rear. The part closest to the building is attached to the lower ground floor flat, the remainder is for use of other residents.

## Relevant History

**August 1979** Planning permission granted for change of use to five self-contained flats including works of conversion, ref. F9/15/22/28648.

## Relevant policies

### National Planning Policy Framework 2021

### The London Plan 2021

### London Borough of Camden Local Plan 2017

A1 - Managing the Impact of Development

D1 - Design

D2 - Heritage

CC1 – Climate Change Mitigation

T1 – Prioritising Walking, Cycling and Public Transport

G1 – Delivery and Location of Growth

### Camden Planning Guidance 2021 (as amended)

CPG – Amenity

CPG – Design

CPG – Home Improvements

### Parkhill Conservation Area Appraisal and Management Strategy 2011

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for a rear outbuilding.

1.2 The proposal would measure 2200mm W x 3700mm L x 2500mm H.

1.3 The building would be used as an office in association with the lower ground floor flat.

1.4 The rear garden of the lower ground floor unit measures 49 sqm. At 8.15sqm the proposed outbuilding would occupy 17.3% of this rear garden. The entire rear garden measures 184 sqm, of which the proposed outbuilding would measure 4.6%.

1.5 The area where the outbuilding would be located is covered in decking.

### 2.0 Assessment

2.1 The main issues for consideration are:

- Design / visual appearance
- Amenity

### **3.0 Design / Visual appearance**

3.1 Local Plan Policy D1 (Design) states that to achieve high quality design that integrates into its surroundings, careful consideration needs to be given to a site's characteristics, features of local distinctiveness and the wider context.

3.2 Policy D2 (Heritage) sets out that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.3 The proposed outbuilding would be single storey in height and rectangular in plan. It would have double doors, windows on both sides and a flat roof. The garden outbuilding would be subordinate to the substantial main building and would utilise lightweight timber cladding. The structure would be legible as an ancillary residential outbuilding in the rear garden.

3.4 The building would be set in from the internal side garden boundary by 0.95m and by 1.3m from the internal rear garden boundary. The structure would be 2.0m from the side boundary to 21 Upper Park Road and approximately 10m from the rear boundary. The outbuilding would be set well within the site and would not be dominant in the garden space.

3.5 The outbuilding would be finished in timber cladding on all elevations. The flat roof would have a sedum roof to ensure that it integrates with its garden setting. Given that the area in question is covered in decking, the outbuilding with sedum roof would represent a net gain in biodiversity at the site. A condition is attached to secure this.

3.6 The corner of the outbuilding would be located 2.0m away from the nearest corner of the house, an original ground and lower ground rear projection finished in painted stucco. Given the distance, the contrasting design and the relative scale of these two structures, they would not be positioned uncomfortably close to each other. The fact that the structures would be located diagonally across from each other rather than square on would ensure sufficient breathing space.

3.7 In terms of its size, design, materials and location the outbuilding would not cause harm to the character and appearance of the host property, the rear garden setting or the wider conservation area and is acceptable in this regard.

3.8 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.

### **4.0 Residential amenity**

4.1 Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission for development or alterations that would not harm the amenity of communities, occupiers and neighbouring residents.

4.2 Given the siting, scale and design of the structure as well as existing boundary arrangements to the rear, the proposed outbuilding would not result in any loss of sunlight, daylight or outlook to neighbours.

4.3 A new side window could result in a loss of privacy to occupiers of the first floor flat. As a result, a condition is added to ensure this window is obscure glazed and fixed shut.

4.4 A condition is also added to ensure that the outbuilding is used for purposes ancillary to the dwellings and not as a separate residential dwelling.

4.5 Subject to the above the proposal is in accordance with policy A1.



## **5.0 Recommendation**

5.1 It is recommended that conditional planning permission is granted.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11<sup>th</sup> 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/1163/P  
Contact: John Sheehy  
Tel: 020 7974 5649  
Email: [John.Sheehy@camden.gov.uk](mailto:John.Sheehy@camden.gov.uk)  
Date: 5 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Detailed Planning Ltd  
1st Floor, 311 Chase Road  
Southgate  
N14 6JS  
London

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat A**  
**23 Upper Park Road**  
**London**  
**NW3 2UN**

Proposal:

Erection of a single storey outbuilding in rear garden for a home office.

Drawing Nos: 1744TCV\_FUL 8H1 C, 8H2 C, 8H3 C, 8H4 C, email from Planning Detailed  
Planning dated 5/10/2021 @ 10:24.

The Council has considered your application and decided to grant permission subject to the following conditions

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1744TCV\_FUL 8H1 C, 8H2 C, 8H3 C, 8H4 C.

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

- 3 Prior to occupation of the outbuilding hereby approved the window on the eastern side, facing the rear of 23 Upper Park Road, shall be fixed shut and obscure glazed. This window shall be retained permanently in this condition.



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.

- 4 The ancillary accommodation hereby approved shall only be used for purposes incidental to the residential use of Flat A 23 Upper Park Road and shall not be used as a separate independent dwelling or business unit.

Reason: To ensure that the future occupation of the outbuilding does not adversely affect the amenity of immediate area by reason of noise, traffic congestion and excessive on-street parking, in accordance with policies G1, A1 and T1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to occupation of the outbuilding, the living roof shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 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](http://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**