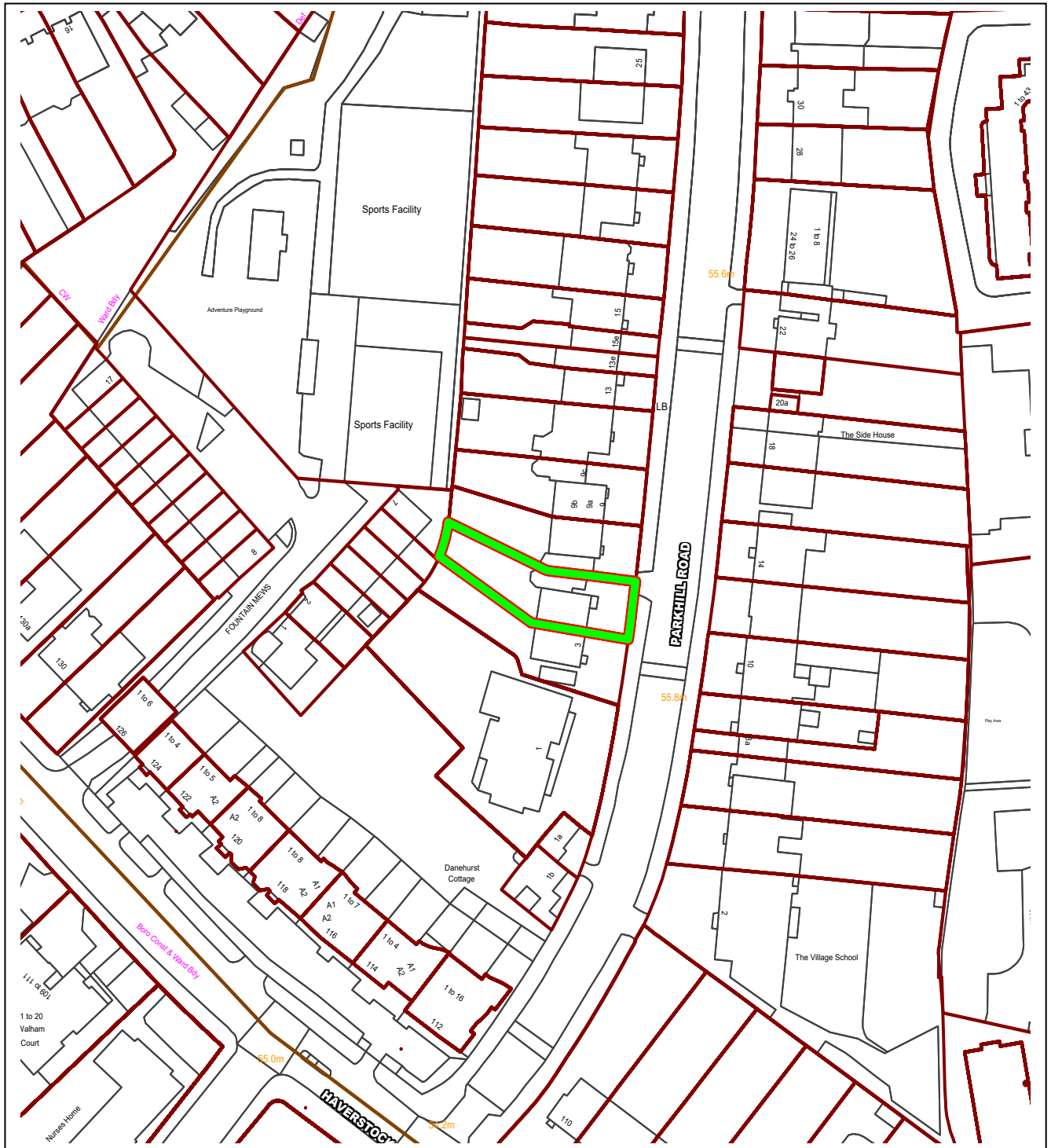


2021/1575/P – 5 & 5a Parkhill Road



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Photo 1 – Aerial view



Photo 2 – Front elevation



Photo 3 – View looking south-east showing side elevation with stair/hallway window to be enclosed by lightwell



Photo 4 – View looking north-west



Photo 5 – Rear elevation



Existing front elevation



Proposed front elevation

Delegated Report (Member's Briefing)		Analysis sheet N/A		Expiry Date: 27/05/2021		Consultation Expiry Date: 06/06/2021	
Officer Kristina Smith				Application Number(s) 2021/1575/P			
Application Address 5 & 5a Parkhill Road London NW3 2YH				Drawing Numbers Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of 2x2bed flats into a 1 x 3bed flat; erection of part replacement two storey side extension at lower and upper ground floor. Alterations to front and rear windows, landscaping and boundary treatment							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		00	No. of objections		00
Summary of consultation responses:		<ul style="list-style-type: none"> A site notice was displayed on 12/05/2021 (expiry 05/06/2021) A press advert was published on 13/05/2021 (expiry 06/06/2021) <p>No objections received from neighbouring occupiers</p>					
Parkhill CAAC		<p><u>The Parkhill Conservation Area Advisory Committee objected on the following grounds:</u></p> <ul style="list-style-type: none"> Object to the additional height and bulk of the new proposals, the increase in paved areas and the location of the bin store. <p><i>Officer response: please refer to design section</i></p>					

Site Description

The application site is a large semi-detached four-storey residential property on the west side of Parkhill Road. The property has been split into flats and the proposals relate to the ground floor flat which also includes the existing two storey garage/ side extension to the property.

By reason of the height of the properties and the large gaps between them, many properties along this stretch of Parkhill Road have erected two storey side extensions, some of which are used as self-contained dwelling houses. There is an existing side extension at the application site which shares a boundary wall with the side extension at no.3 Parkhill Road but is smaller in terms of depth and height.

The Conservation Area statement states the following in relation to the pattern of development along the street, *'The infill development dates from the late twentieth century, with varied results. Very few gaps remain. Despite the extent of the infill already constructed, any further infill must be considered carefully.'*

The building is not listed but is located within the Parkhill Conservation Area and is referred to as a positive contributor.

Relevant History

APPLICATION SITE

2017/3466/P - Reconfiguration and enlargement of existing side extension including alterations to front fenestration – **Granted 24/05/2018**

PEX0100561 - External alterations to existing rear ground floor extension including installation of full height doors in connection with conversion of storage space into habitable room. **Granted 11/09/2001**

7 PARKHILL ROAD

8601506 - Change of use including works of conversion and extension to form a self-contained flat on each of the basement and ground floors with the erection of a two storey dwelling house at the side and a terrace at roof level. **Granted 29/01/1987**

Relevant policies

National Planning Policy Framework (2019)

London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

H3 Protecting existing homes

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Home improvements 2021

CPG Housing 2021

CPG Amenity 2021

Parkhill and upper park conservation area appraisal and management strategy (2011)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Amalgamation of two flats into one
- Enlargement of existing side extension
- Landscaping and boundary works including installation of new gate

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Land Use
- Design and conservation
- Amenity

3.0 Land Use

3.1 Part (c) of policy H3 resists the loss of two or more homes. In this instance, only one unit would be lost in order to make a larger family home and is therefore acceptable. No residential floorspace would be lost.

3.2 A residential garage at lower ground floor level would be lost to habitable accommodation thereby reducing on-site car parking. The unit would retain its access to resident's on-street parking permits given the works are being carried out by an existing occupier; however, the addition of one car permit demand is sufficiently minor for there to be no adverse impact, and should be balanced against the reduction in number of units which will in turn lower parking demand.

4.0 Design and impact on conservation area

4.1 The proposal is to enlarge and reconfigure the existing side extension to provide additional residential floorspace. It is important to note that a near identical proposal was consented under planning ref. 2017/3466/P. The only difference between this proposal and the previous is that this proposal adjoins the main house at ground and first floor rather than leaving a gap/lightwell as per the previous permission. The purpose of the gap was so to not obstruct the windows on the side elevation of the main house but now the units are being amalgamated and in the same ownership, this is no longer a concern. It is noted that the current proposal would be more in line with the side extensions seen elsewhere on the street including its 'pair' at no.7 Parkhill Road.

4.2 The majority of the Victorian properties along Parkhill Road have carried out two storey side extensions that are in use either as individual dwelling houses or extensions to the main property, and so there is no objection to the enlarged extension in principle. The proposal would bring forward the front building line at lower ground and ground floor levels and increase the height to match the side extension of adjoining property no.7 Parkhill Road. The side extension would remain set back from the principal elevation of the host property and would continue to be understood as a subordinate side extension that has a secondary relationship with the main house akin to a coach-house.

4.3 The design of the front elevation comprises a double height bay window at lower ground and ground floor level and white rendered moulding along the top parapet line. The brickwork would match the existing and the bay window would include white timber sliding sash windows. The proposed building would have similar architectural language to the adjoining property at no.7 and

has been designed so they will read as a pair.

4.4 To accommodate a mezzanine level, the roof would comprise a raised section to the rear which would be sufficiently set back from the front elevation for it to not be readily visible from the street. It would be discernible from the front windows of the property directly opposite; however it is not considered to be harmful addition to these views. The structure would be solid apart from glazing to the rear slope.

4.5 The flat roof to the front part of the side extension would have a lightwell cut out to allow for light and ventilation to window W3 on the side elevation.

Alterations to front and rear fenestration

4.6 Alterations to the front elevation involve converting the lower ground floor windows of the main house into doors. The width of the opening, materials and style would remain the same and the alteration would be barely perceptible from the street given the topography of the site.

4.7 To the rear, the four windows to the existing bay would become elongated timber sash windows. This is considered to be a sympathetic alteration which would not impact on the character of the host building.

Landscaping and boundary works

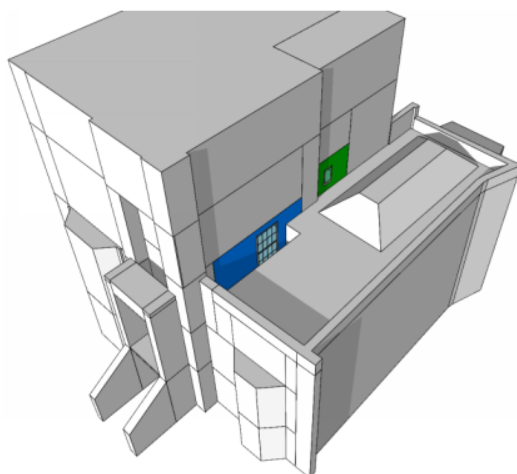
4.8 A low timber gate would be installed in the existing opening. The established boundary treatment consists of low brick walls with varying styles of gates including a mix of metal and timber. The proposed style is considered sympathetic.

4.9 The CAAC have objected to the bin store; however, this is an existing store which is actually being reduced in reflection of the reduction in unit numbers. The CAAC also raised issue with the increase in hard paving but there is actually a 4 sqm reduction overall as a result of the introduction of stepped planting. These elements are considered acceptable.

5.0 Amenity

5.1 The proposal would enclose a window belonging to the flat above on the side elevation within a lightwell. The window serves a stairwell and so is not a habitable room. Whilst there would be a noticeable loss in outlook and daylight, it is not considered sufficient to refuse the application given the use of the room. It is noted that the consented extension (2017/3466/P) had a similar impact on the window.

5.2 The side extension would also come close to a small window (green) thought to serve a bathroom, but would not obstruct or significantly change the daylight experienced by this window.



6.0 Excavation and drainage

- 6.1 There is minimal ground excavation involved in order to facilitate the development, and this is needed to deal with the land levels. Despite the fact that they are relatively minor works and do not form a basement or new level, the applicants were asked to submit further detail. A land stability screening assessment has been prepared by Rebus Engineering and hydrogeology and hydrology screening assessments have been prepared by Geotechnical Consulting Group (GCG).
- 6.2 Campbell Reith audited the impact assessment and accepted that scoping and assessment stages were not necessary in this case. The audit found, in compliance with policy A5, there will be no significant impact on hydrology or hydrogeology of the surrounding area. There would be no excavations below the base of the existing building foundation, so the development will not impact the stability of the surrounding area.
- 6.3 Furthermore, a sustainable drainage strategy and maintenance plan has been submitted which will manage and mitigate drainage of surface water on the site in line with local plan policy CC3. It is proposed to attenuate excess volumes of rainwater on site through the use of permeable paving in the rear garden laid above voided sub-base material. A condition requires compliance with the details and the accompanying maintenance plan.

7.0 Conclusion

- 7.1 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 6th December 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: 2021/1575/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 01 December 2021

Development Management
Regeneration and Planning
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Croydon
CR0 1QQ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 & 5a Parkhill Road
London
NW3 2YH**

Proposal:

Conversion of 2x2bed flats into a 1 x 3bed flat; erection of part replacement two storey side extension at lower and upper ground floor. Alterations to front and rear windows, landscaping and boundary treatment

Drawing Nos: Location plan; 0162; 0151; 0171; 0170; 0160; 0161; 0150; 0152; 0120; 0100; 0110; 0192; 0112; 0111; 0101 (all drawings Rev A) Design and access statement (dated 30th March 2021); SuDS Drainage Strategy FCL/489/01 dated 6 August 2021; FCL/489/C/501 rev A; Structural Engineer Report 10106 dated 11/08/2021; Cambell Reith BIA Audit 13693-13 rev D1.

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 policies 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: Location plan; 0162; 0151; 0171; 0170; 0160; 0161; 0150; 0152; 0120; 0100; 0110; 0192; 0112; 0111; 0101 (all drawings Rev A) Design and access statement (dated 30th March 2021); SuDS Drainage Strategy FCL/489/01 dated 6 August 2021; FCL/489/C/501 rev A; Structural Engineer Report 10106 dated 11/08/2021; Cambell Reith BIA Audit 13693-13 rev D1.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) , of the proposed lower ground and ground floor front windows.

b) Manufacturer's specification details of brickwork.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The new side extension hereby permitted shall not be occupied until the sustainable urban drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan in the approved SuDS Drainage Strategy FCL/489/01 dated 6 August 2021.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2 and CC3 of the 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

dwelling. 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer