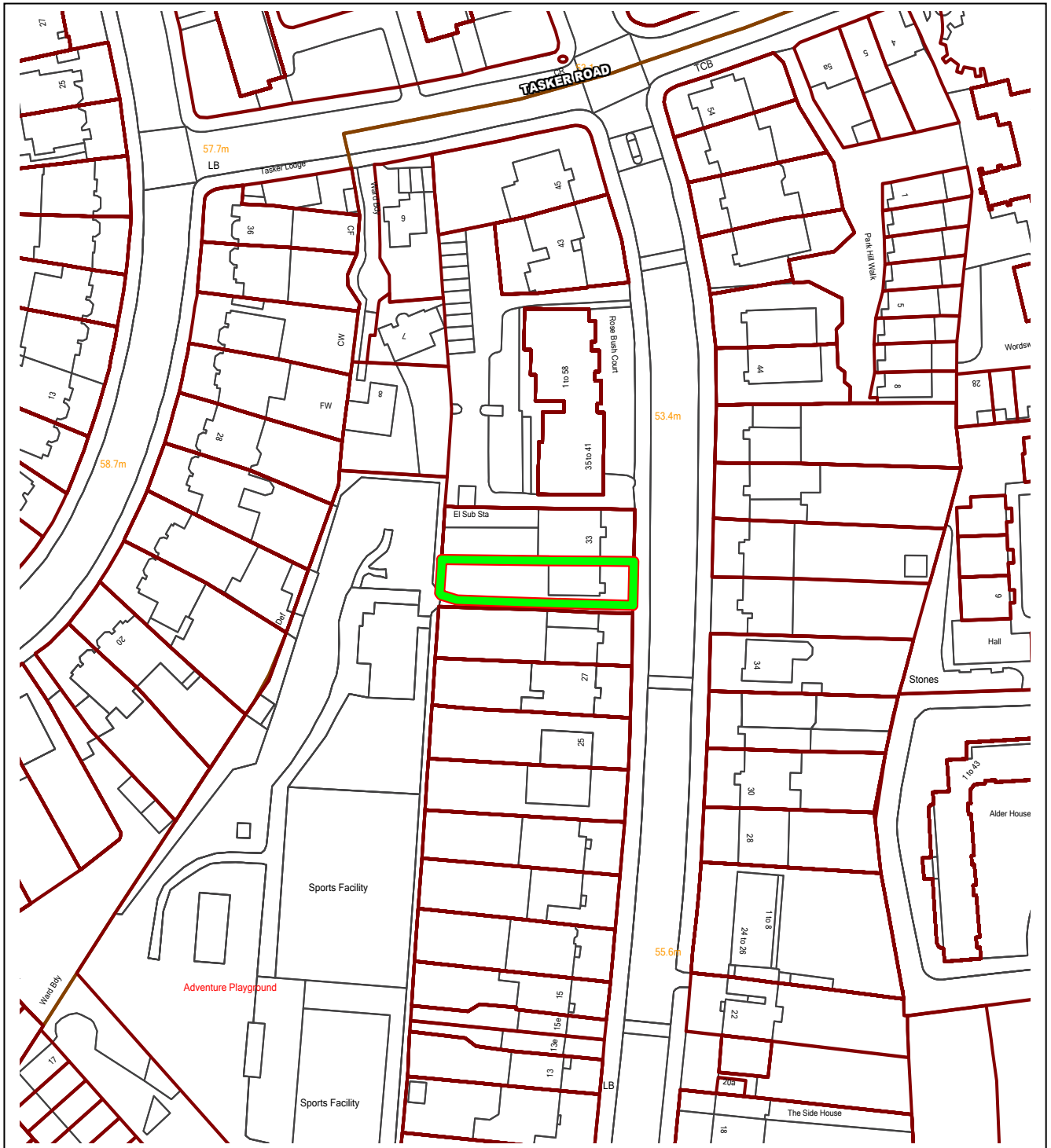


2022/0708/P - 31a Parkhill Road



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Site Photos 31a Parkhill Road



1. Photo of front elevation

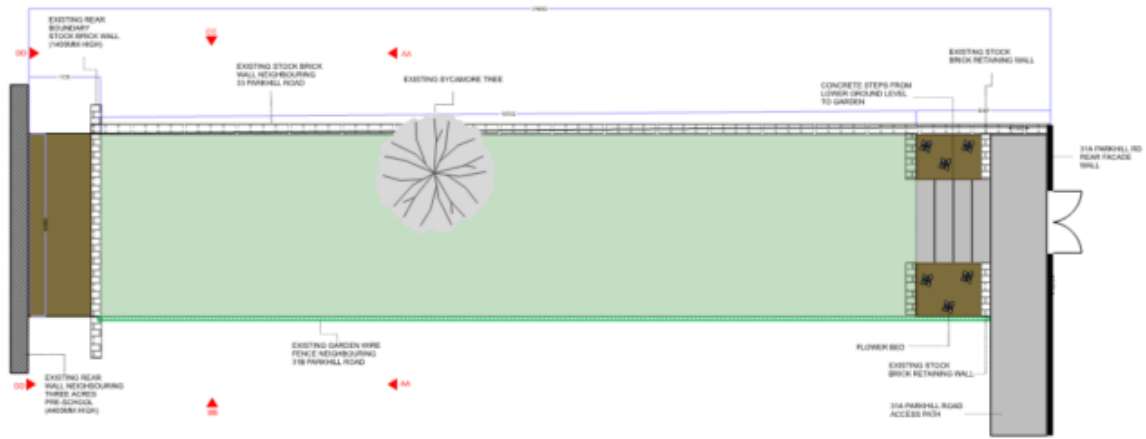


2. Aerial view of rear elevation and rear garden

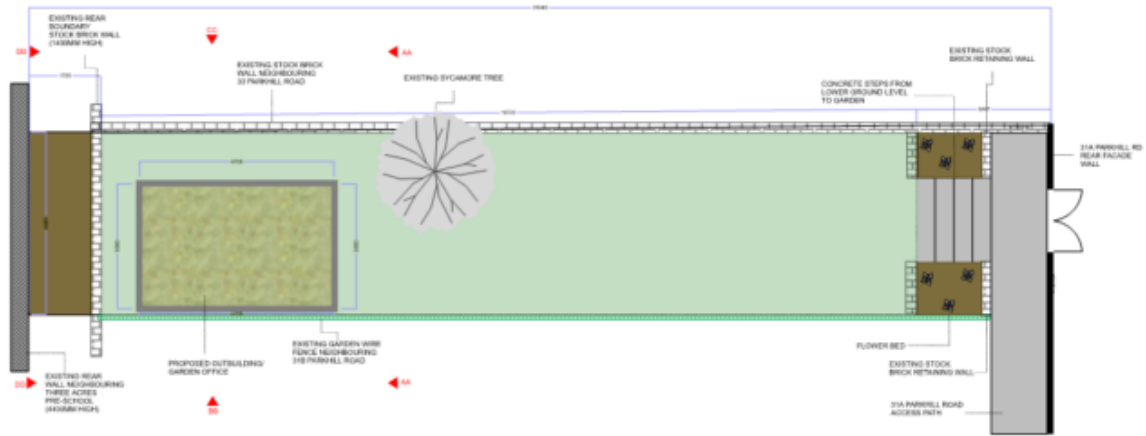


3. Aerial view showing rear garden at 31a and neighbouring gardens

EXISTING GARDEN TOP PLAN

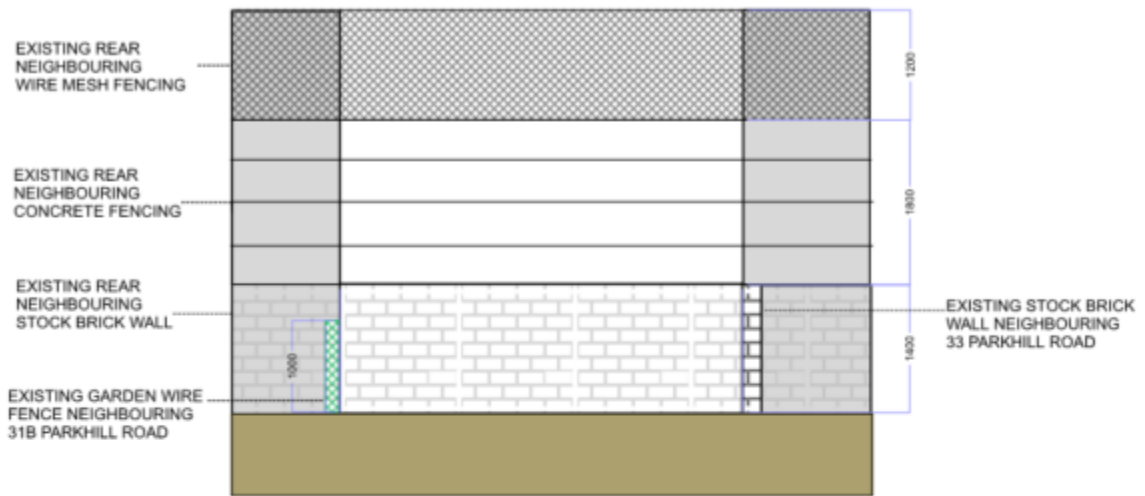


PROPOSED GARDEN TOP PLAN

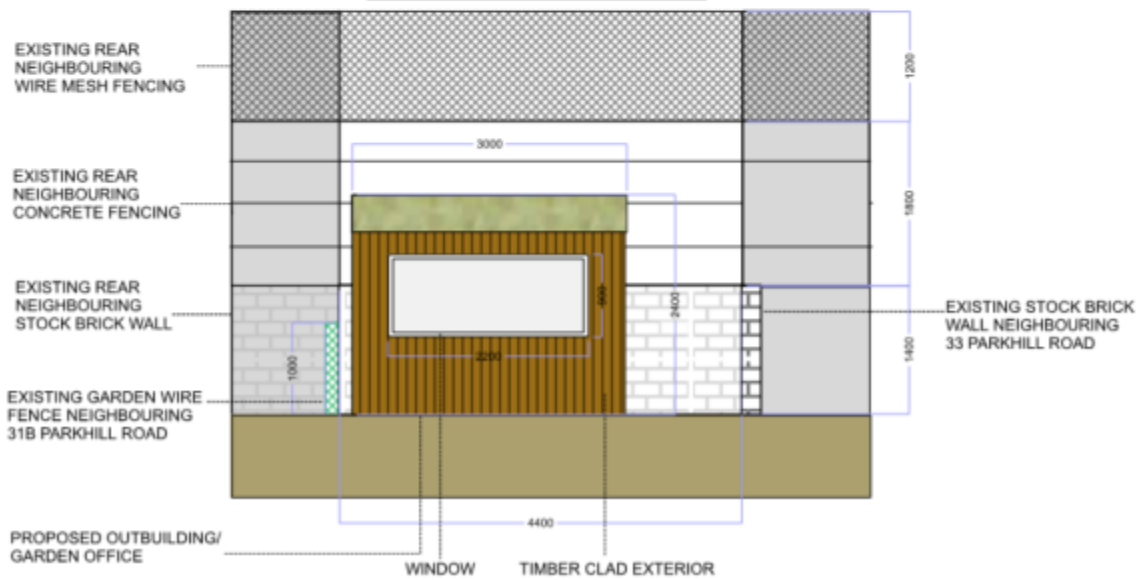


4. Existing and proposed plans

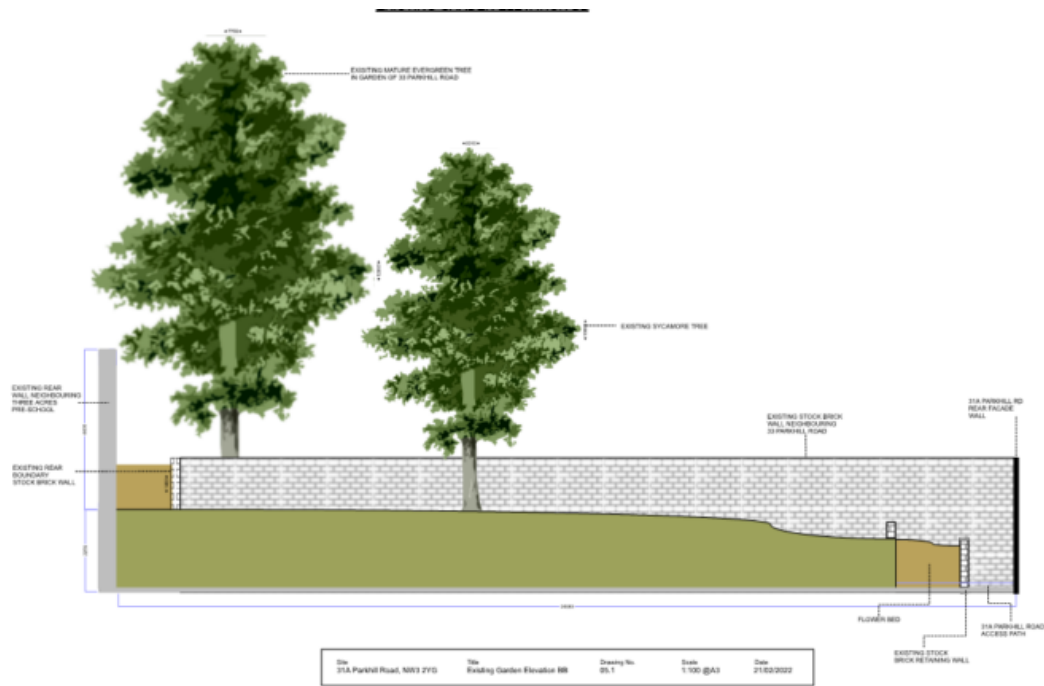
EXISTING GARDEN ELEVATION AA



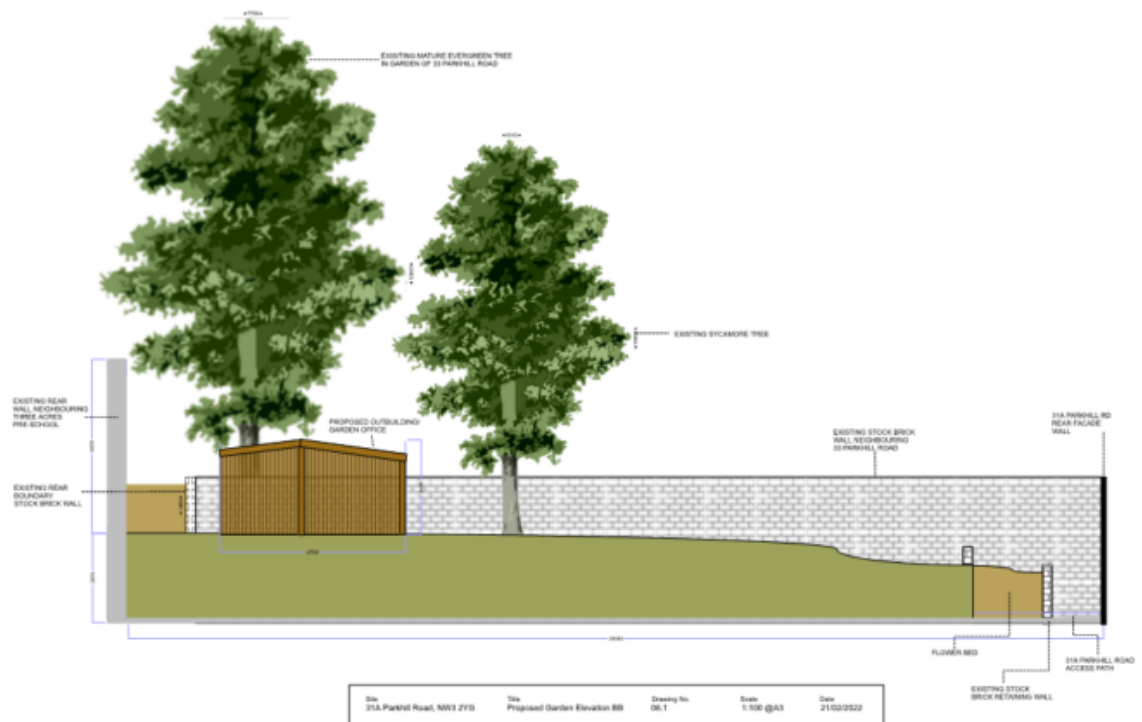
PROPOSED GARDEN ELEVATION AA



5. Existing and Proposed Elevation



6. Existing side elevation



7. Proposed side elevation

Delegated Report		Analysis sheet		Expiry Date:		18/04/2022	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		01/05/2022	
Officer				Application Number(s)			
Edward Hodgson				2022/0708/P			
Application Address				Drawing Numbers			
31 Flat A Parkhill Road London Camden NW3 2YG				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of timber outbuilding in rear garden.							
Recommendation:		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notices were displayed near to the site on 25/03/2022 (consultation end date 18/04/2022).</p> <p>The development was also advertised in the local press on 07/04/2022 (consultation end date 01/05/2022).</p>			
Adjoining Occupiers:	No. of responses	1	No. of objections	00
Summary of consultation responses:	<p>One letter of support was received from a local resident at the following address:</p> <ul style="list-style-type: none"> • 30 Upper Park Road <p>Their support can be summarised as follows:</p> <ul style="list-style-type: none"> • The design is good and the scheme is well thought out. 			
Parkhill and Upper Park CAAC:	<p>A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Development of habitable accommodation in rear gardens • The existing garden is narrow • The office is poorly designed, would be an eyesore due to high visibility in the area <p><u>Officer's response:</u> Please see section 2.1 to 2.4 of the report</p>			

Site Description

The application site is flat A at 31 Parkhill Road, a four-storey paired Victorian villa which has been subdivided into flats.

The application site is not listed but is located within the Parkhill and Upper Park conservation area and is regarded as making a positive contribution.

Relevant History

The application site has no relevant planning history.

Neighbouring properties

20 Parkhill Road

2020/2458/P - Erection of a rear garden outbuilding. **Granted – 08/10/2020**

85 Parkhill Road

2021/1543/P - Erection of a timber framed single storey outbuilding in rear garden for ancillary residential purposes. **Granted – 07/07/2021**

30a Parkhill Road

2018/2931/P- Erection of a single storey rear extension, outbuilding in the rear garden and alterations to the boundaries all in association with the single family dwellinghouse (C3 use). **Granted – 07/03/2019**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A2** Open space
- **A3** Biodiversity
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- CPG Trees (2018)
- CPG Biodiversity (2018)

Conservation Statements:

- Parkhill and Upper Park Conservation Area Appraisal and management strategy 2011

Assessment

1. The proposal

1.1. Planning permission is sought for the erection of a timber outbuilding located in the rear portion of the rear garden. The rear garden has been divided into two to serve flats 31a and 31b. The structure would measure 3m wide, 4.7m deep and have a pitched roof measuring 2.4m at the ridge and 2.1m at the rear eaves and 2m at the front eaves. A green living roof is proposed. The front portion would be used as a home office with the rear portion used as a storage enclosure space. A window facing the existing property and timber door are proposed to serve the home office space.

2. Design and Conservation

2.1. The application site is located within the Parkhill and Upper Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).

2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.3. The Parkhill and Upper Park Conservation Area Statement (2011) advises that any development in rear gardens should not detract from the general feeling of openness and should ensure that most of the existing garden space is retained. Care should be taken when considering development within rear gardens in prominent positions. Private open spaces make a positive contribution to the character and appearance of the conservation area.

2.4. The proposed outbuilding would be finished with timber and is considered an acceptable material in the context of a garden setting and would be sympathetic to its surroundings. The outbuilding would read as being subordinate to the garden and host property, and approx. 80% of the existing garden space would be retained which is considered acceptable. There are a number of examples of outbuildings in neighbouring rear gardens which have been recently approved, including at nos. 30, 85 and 20 (please refer to planning history section). A prevailing feature of rear gardens in this location including at no. 31 is the high provision of large trees which would provide screening from neighbouring views. A green living roof is proposed which would help soften the visual impact of the outbuilding and would retain the green setting of the garden. A condition is suggested to require the submission of details of the green roof.

2.5. Subject to the recommended conditions, it is considered that the proposed outbuilding would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3. Residential Amenity

3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

- 3.2. The outbuilding would be located in the rear portion of the rear garden adjacent to the boundary fence with garden at no. 31b. A window is proposed which would face the existing property with no windows proposed on the flank walls facing the gardens at no. 31b or 33. The window would introduce some new overlooking opportunities however such views would be oblique and are not considered to bring significant harm to the amenity of the neighbouring gardens. The outbuilding would measure 2.4m at its highest point, however, due to the orientation of the site, the neighbouring garden at no. 31b is located south of the outbuilding and thus only limited overshadowing would be created. The outbuilding would be set back from the boundary to the north with no. 33 by 2.5m, with the boundary wall measuring 1.4m high. Some overshadowing would be created, however the existing tree canopy creates shadowing and so the additional shadowing is not considered to be unacceptable. It is therefore considered that there would be only limited daylight and sunlight impacts on neighbouring amenity space.
- 3.3. The proposed outbuilding would be used as a home office space ancillary to the main house. A condition is attached to the decision notice to ensure that the use remains ancillary to the residential use of the host property.
- 3.4. The proposed development is not considered to lead to a significant or detrimental impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1.

4. Trees and Biodiversity

- 4.1. The proposal is located close to existing trees within the host and neighbouring gardens including a sycamore and conifer. The proposals have been reviewed by the Council's Trees and Landscaping Team who deem the proposals to be acceptable in arboriculture terms and in accordance with policy A3 but have requested further details of tree protection methods which are to be secured through condition attached to the decision notice. Two pre-commencement conditions have been attached to the decision notice, one requiring details of how the trees would be protected during construction and the other requiring tree protection methods be installed in accordance with the tree protection plan.
- 4.2. Details of the green living roof have been submitted by the applicant and are considered to be acceptable. A condition is attached to the decision notice stating that the green roof shall be fully provided and maintained.

5. Recommendation

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 July 2022, 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: 2022/0708/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 27 June 2022

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

Sara Jenkins
Flat A
31 Parkhill Road
London
NW3 2YG

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 Flat A
Parkhill Road
London
NW3 2YG**

DECISION

Proposal: Erection of timber outbuilding in rear garden.

Drawing Nos: Site Location Plan, 02.1, 04.1, 05.1, 06.1, 08.1, 09.1, 10.1

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 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan, 02.1, 04.1, 05.1, 06.1, 08.1, 09.1, 10.1

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

- 3 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby approved shall only be used for ancillary purposes to 31a Parkhill Road and shall not be used as a separate dwelling or a business premise.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017

- 6 The green roof in the area indicated on the approved roof plan shall be fully provided and maintained in accordance with the details hereby approved prior to first use of the building.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 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