

2022/0508/P - The Side House, 18 Parkhill Road



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Image1. Aerial view.



Existing front elevation



Existing rear elevation

Images 2. Existing front and rear elevation



Existing front lightwell and 20PR



Existing The Side House and 20PR rear extensions

Image 3. Showing the vary in design to the front and rear with the neighbouring building.



Image 4. Showing the rear of the property towards the east

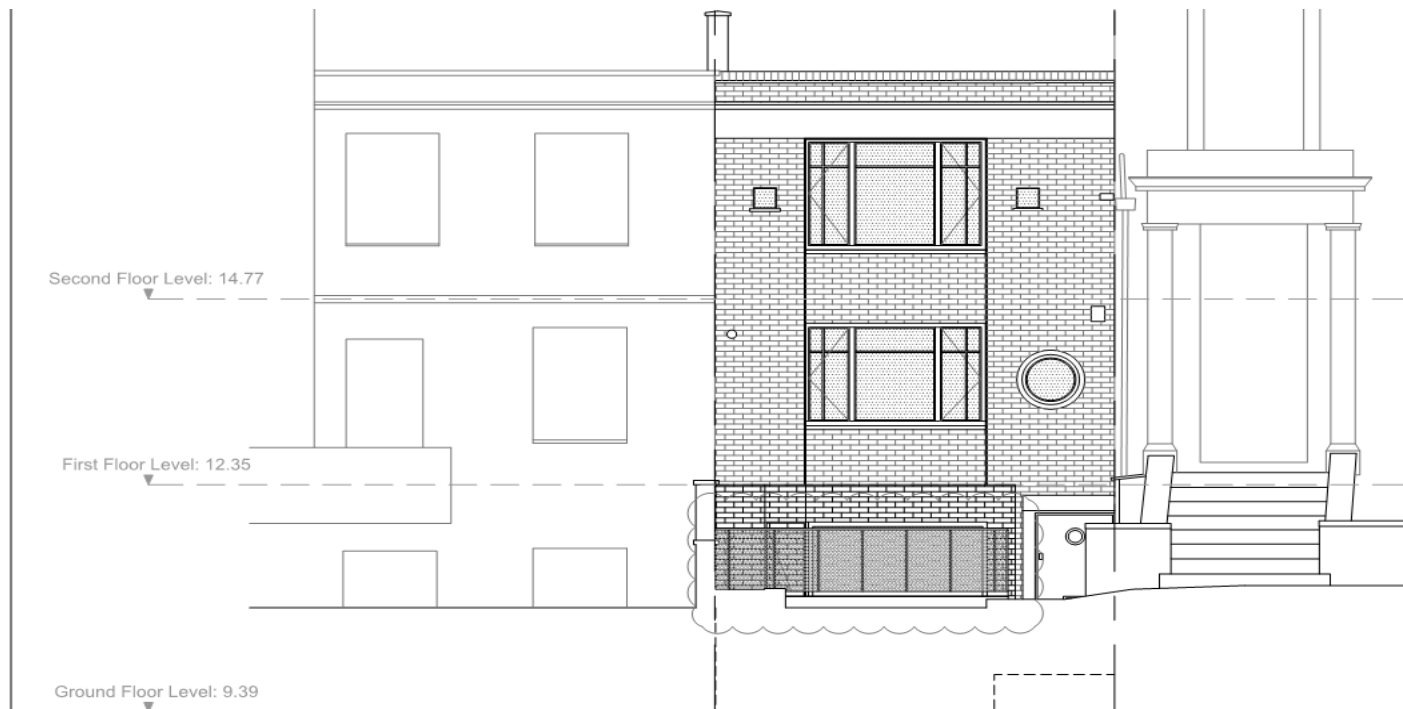


Image 5. Proposed front elevation.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	06/04/2022
		N/A		Consultation Expiry Date:	01/05/2022
Officer			Application Number(s)		
Obote Hope			2022/0508/P		
Application Address			Drawing Numbers		
18 Parkhill Road London NW3 7DH			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey extensions to the front and rear elevations at lower-ground floor level and alterations to fenestration to the front and rear elevations.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder planning application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses objecting:	Site notices for the application were displayed on 25/03/2022 expiring 18/04/2022 and a press notice was published 07/04/2022 expiring 01/05/2022.			
Parkhill Conservation Area Advisory Committee:	<p>The Parkhill Conservation Area Advisory Committee objected on the following grounds:</p> <ul style="list-style-type: none">- The front extension is completely out of keeping with the adjoining properties. The front elevation should remain unchanged.- The rear extension should not extend beyond the rear of no.20, the splay is inappropriate. The rooflight is unnecessary and could lead to light pollution.- Aluminium double glazed windows are inappropriate, they should be in timber with bars no thicker than for single glazing. <p><u>Officers' Response:</u> Refer to paragraph 3.1 to 3.5 of the design section of the report.</p> <p><u>Officers' Response:</u> Please refer to paragraph 3.1 to 3.5 of the design section of the report.</p> <p><u>Officers' Response:</u> Please refer to paragraph 3.7 of the design section of the report.</p>			

Site Description

The host building is located on the east side of Parkhill Road, in close proximity to the junction with Haverstock Hill. The property is a two-storey house with a lowered Ground Floor and it is arranged as a single-family dwelling, built in 1992 as an infill between Nos 18 and 20.

The property is not listed but it is located within the Parkhill and Upper Park Conservation and is not identified as having a positive or negative impact on the character and appearance of the conservation area.

Relevant History

8802722 - Erection of a 3-storey 2-bedroom house with forecourt parking as shown on drawing nos. 495.03.01 02 04A 05A. revised on 27th November 1989. **Granted** 23/01/1990.

Other relevant history

20 A Parkhill Road

2020/3236/P - Erection of two storey rear extension at upper ground and first floor levels and alterations to front and rear elevations. **Granted** 02/09/2020.

Relevant policies

National Planning Policy Framework 2021

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

Camden Planning Guidance 2021

CPG Design

CPG Amenity

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy adopted 2011

Assessment

- 1.1 Planning permission is sought for a single storey rear extension at lower-ground floor level to the front and rear; and alterations to fenestration at ground and first floor levels.
- 1.2 The proposed extension to the front elevation at lower-ground floor level would measure approximately 3.5 metres in width, between 1m to 1.7m in depth and 3.0 metres in height. The proposed works would not involve any excavation works and would include a rooflight that would be flushed within the flat roof.
- 1.3 The proposed extension to the rear would measure approximately 4.6m in width, between 1.6 to 2.1m in depth (due to a splay) and maximum height of 3.4m.
- 1.4 The replacement windows would be timber framed.

Revisions

- 1.5 Changes have been made to the fenestration. A glazed balustrade has been removed to the front and the size of windows has been reduced.

Assessment

- 2.1 The principal considerations material to the determination of this application are:
- Design and appearance of the proposed works and impact on the Park and Upper Park Conservation Area
 - The impact on neighbouring amenity.

Design

- 3.1 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).
- 3.2 Policy D1 (Design) states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. 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.
- 3.3 The principle of the front extensions is considered to be acceptable as it would be single storey addition at lower-ground floor that would sit subordinately in relation to the existing building. The extension would be constructed with brick to match the host building and consist of aluminium framed window that would follow the scale and proportion of the upper floor windows. Timber doors are proposed to provide external access the front lightwell.
- 3.4 The proposed rear extension would be a subordinate addition to the main property in terms of its size, height and bulk. The rear extension would measure approximately 4.6m in width, between 1.6 to 2.1m in depth and maximum height of 3.4m. Whilst there would be a splay in the depth of the proposed rear addition that would project approximately 480mm further than the neighbours' extension at no.20 Parkhill Road the extension would leave a substantial amount of garden space. Moreover, the extensions to the rear of the properties vary in height, bulk and scale, with no consistent design. Thus, the design of the proposed extension at lower-ground floor level is considered acceptable in this location.
- 3.5 It is proposed to install a rooflight on the flat roof of the front and rear extensions and the rooflights being proposed are appropriate in design and appearance. The footprint of the roof light doesn't occupy the full roof and the design of the rooflight to the front elevation would be flushed with the flat roof and is considered appropriate for given its setting at lower-ground floor level. Whilst the rooflight to the rear would project due to the slant profile of the proposed rear extension the height of the rear extension given its lower-ground floor setting would not be harmful. Thus, to proposed roof lights would preserve the character and appearance of the wider area.
- 3.6 In terms of detailed design, as revised, both the front and rear extension are considered

appropriate for their settings. Matching materials would be secured by condition, the condition would also ensure that brick work of the proposed extension would match the appearance of the existing building. Overall, the proposed front and rear additions would preserve the character and appearance of the host building and the wider conservation area.

3.7 The proposed fenestration treatment to the front elevation has been revised. Originally, the proposed works would involve changing all of the existing windows/door to the front and rear elevations. The host building is of limited merit and does not contribute positively to the character and appearance of the conservation area, as revised the proposed timber framed windows and the introduction of glazing bars these are welcomed addition to the original design of the host building. Thus, the proposed windows would enhance the character and appearance of the area. A condition is attached to ensure all new windows would be timber framed with glazing bars.

3.8 The replacement windows to the rear are considered appropriate in design and appearance.

3.9 Overall, the proposal is not considered harmful to the character or appearance of the host building, street scene or the Parkhill and Upper Park Conservation, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Impact on neighbouring amenity

3.10 The proposed extensions given their location at lower-ground floor level, and in relation to the neighbouring properties are not considered to cause any undue harm to neighbouring amenity in terms of loss of light, outlook or privacy.

3.11 The windows to the front elevation would be in similar position to the existing, likewise the windows to the rear elevation. Therefore, the replacement windows would not result in any undue harm in terms of loss of outlook nor privacy with the neighbouring residential dwellings.

3.12 The roof lights may result in increased glare, with the windows of the immediately neighbouring properties possibly being affected thus officer recommendation that internal or external blinds are to be fitted. It is recommended that details are secured by way of a planning condition and also that the approved blinds are fitted and permanently retained (also as part of the condition).

Recommendation

Grant conditional planning permission.

DISCLAIMER

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: 2022/0508/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 28 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

Belsize Architects
48 Parkhill Road
London
NW3 2YP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Side House
18 Parkhill Road
London
NW3 2YN

DECISION

Proposal:

Erection of a single storey extensions to the front and rear elevation at lower-ground floor level and alteration to the fenestration treatment.

Drawing Nos: 18PR/SP100, 18PR/SP101, 18PR/S100, 18PR/S101, 18PR/S102, 18PR/S103, 18PR/S200A, 18PR/S201, 18PR/S300; 18PR/SPP100, 18PR/SPP101, 18PR/P100A, 18PR/P101A, 18PR/P102A, 18PR/P103A, 18PR/P200B, 18PR/P201, 18PR/P300A and 18PR /DAS_RevA.

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: 18PR/SP100, 18PR/SP101, 18PR/S100, 18PR/S101, 18PR/S102, 18PR/S103, 18PR/S200A, 18PR/S201, 18PR/S300; 18PR/SPP100, 18PR/SPP101, 18PR/P100A, 18PR/P101A, 18PR/P102A, 18PR/P103A, 18PR/P200B, 18PR/P201, 18PR/P300A and 18PR /DAS_RevA.

Reason:

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

- 3 Prior to the commencement of the development, details of the internal or external blinds to the roof lights of the approved extension shall be submitted to and approved by the Local Planning Authority, both in writing. The blinds shall be closed when the internal room lights are switched on. The blinds shall be installed and permanently retained thereafter in accordance with the approved details.

Reason: To prevent glare and overlooking from the proposed extension to the detriment of the amenity of occupiers of the upper floor rooms at the adjoining properties, in accordance with policy A1 of the Camden Local Plan 2017.

- 4 The brickwork used in the construction of the extension to the front elevation 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.

- 5 The proposed windows to the front elevation at ground and first floor levels shall be timber framed and fitted with glazing bars as shown on the approved plans/elevation drawing.

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.

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.

DRAFT

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

DECISION