

Delegated Report		Analysis sheet		Expiry Date: 07/04/2022			
				Consultation Expiry Date: 13/03/2022			
Officer			Application Number(s)				
Enya Fogarty			2021/6002/P				
Application Address			Drawing Numbers				
5 Parkhill Road London NW3 2YH			See decision				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Construction of 2 x outbuildings following the demolition of 2 x existing summer houses							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	2	No. of objections	01
				No. electronic	0		
Summary of consultation responses:		<p>A site notice was displayed between 16/02/2022 until 12/03/2022. The application was advertised in the local press on 17/02/2022 until 13/03/2022.</p> <p>One objection was received as a result of the consultation process:</p> <ul style="list-style-type: none"> - The proposed outbuilding would be constructed closer to neighbouring boundary walls. 					
Parkhill/Upper Park CAAC		<p>CAAC objected to the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> - The proposals are too high, too close to the boundaries and the excessive glazing to walls and roofs will cause considerable light pollution. The design of the new studios is not an improvement on the existing, more sympathetically designed sheds. 					

Site Description

The application site is a large semi-detached four-storey residential property on the west side of Parkhill Road. The property is in use as a single family dwelling but was previously split into flats. The building is not listed but is located within the Parkhill Conservation Area and is a positive contributor.

Relevant History

Application site

2021/1575/P- Conversion of 2x2 bed flats into a 1 x 3 bed 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. **Granted 05/01/2022**

2015/4730/P-Erection of single storey outbuilding in rear garden. **Granted 24/11/2015**

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**

7A Parkhill Road

2013/6865/P - Erection of summer house in rear garden of existing maisonette. **Granted 18/12/2013**

Relevant policies

National planning Policy Framework 2021

The London Plan (2021)

Camden Local Plan 2017

A1 Managing the impact of development
A3 Biodiversity
D1 Design
D2 Heritage

Camden Planning Guidance

CPG Design (January 2021)
CPG Home Improvement (January 2021)
CPG Amenity (January 2021)
CPG Biodiversity (March 2018)

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 PROPOSAL

1.1 The proposal seeks planning permission for the construction of two outbuildings following demolition of two existing timber summer houses within the rear garden. Two summer house were previously granted at the application site partially due to the site being in use as flats and the garden was subdivided. The proposed outbuildings would measure 3.1m in height, 4.3m in width, 3.2m in depth and would have a total area of 13m².

ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Heritage
- Amenity of neighbouring residential occupants
- Trees and vegetation

3.0 Design and Heritage

3.1 Local Plan Policies D1 (Design) is 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. Policy D2 'Heritage' states that The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

3.2 Camden planning guidance "home improvements" (2021) states in relation to development in rear gardens, that a proposal should ensure that the *'siting, location, scale and design has a minimal visual impact, and is visually subordinate to the host garden, not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area, use suitable soft landscaping to reduce the impact of the proposed development, ensure building heights will retain visibility over garden walls and fences, use materials which complement the host property and the overall character of the area.'*

3.3 The existing summer sheds are 2.4m in height, 3.5m wide and have a total area of 8.2 m². The existing summer houses are in good condition and are constructed in timber material. A proportion of the existing roof slopes away from each elevation so does not contribute to its bulk. They generally read as subordinate timber garden structures with domestic appearance which is consistent with the character of the conservation area. The proposed outbuildings are 3.1m in height, 4.3m wide, 3.2m in depth and would have an area of 13m², resulting in a substantial increase in the scale of each building.

3.4 The proposed outbuildings would be located in the same position as the existing outbuildings in the rear garden. This area of garden is slightly higher than the main garden which results in additional mass and height to the structure, emphasising their volume. Additionally the outbuildings would exceed the height of the boundary wall by approximately 1.3m and would therefore be visible from neighbouring rear gardens and from private vantage points from surrounding properties.

3.4 The proposed structures would partially be constructed in timber with large glazed openings on the front elevation and on the flat roof which would appear incongruous and not sympathetic in the context of both the host building and surrounding conservation area. As such, the shape, the detailed design of the proposed buildings does not demonstrate any consideration to the existing context and character of existing dwelling or the conservation area.

3.5 Therefore, the proposal due to its size, bulk, location and detailed design, would be an overly dominant addition and visually intrusive that would fail to preserve and enhance the character and appearance of the host building, the wider terrace and the conservation area.

4.0 Amenity

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

phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

4.2 The proposal would sit in the rear garden away from other residential buildings. Given its location, no reduction of daylight, sunlight, or outlook would be caused to the occupiers of neighbouring properties. Due to the proposed design, there are no windows serving habitable rooms overlooking the neighbouring gardens.

4.3 Therefore, given the distance from other residential dwellings, it is unlikely that the proposal would harmfully affect the quality of life of neighbouring occupiers. The development is thus considered to be in accordance with planning policies A1 and A4.

5.0 Trees and vegetation

5.1 Policy A3 of the Local Plan states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value, including proposals which may threaten the continued wellbeing of such trees and vegetation, and it requires that the retained trees and vegetation are satisfactorily protected during the demolition and construction phase of development. It also advises that where the harm to the trees or vegetation has been justified by the proposed development it is expected that development should incorporate replacement trees or vegetation. The tree officer was consulted for the application and confirmed the impact of the existing trees and the protection measures were acceptable and proposal would not have an impact on the existing trees and vegetation to form a reason for refusal.

6.0 Recommendation:- Refuse planning permission

Reasons for refusal:

1. The proposed development by reason of its size, bulk, location, materials, and detailed design, would have an overly dominant and non-domestic appearance, failing to appear as subordinate garden additions, resulting in harm to the character and appearance of the host building and the conservation area, contrary to policies D1 (Design), D2 (Heritage) of the London Borough of Camden Local Plan 2017.