

Application ref: 2022/1806/P
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Development Management
Regeneration and Planning
London Borough of Camden
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KSR Architects
14 Greenland Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
36-38
Parkhill Road
London
Camden
NW3 2YP

Proposal: Replacement of the existing glazing at lower ground floor rear elevation, new external staircase connecting garden with ground floor balcony at the rear of the property, installation of retractable pergolas over existing terrace.

Drawing Nos: 21043-X-001, 21043-X-010, 21043-EX-P-200, 21043-EX-P-300, 21043-EX-P-301, 21043-P-010 (Rev A), 21043-P-090 (Rev A), 21043-P-100 (Rev A), 21043-P-200 (Rev B), 21043-P-300 (Rev A), 21043-P-301 (Rev B), Design and Access Statement (Rev B)

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 21043-X-001, 21043-X-010, 21043-EX-P-200, 21043-EX-P-300, 21043-EX-P-301, 21043-P-010 (Rev A), 21043-P-090 (Rev A), 21043-P-100 (Rev A), 21043-P-200 (Rev B), 21043-P-300 (Rev A), 21043-P-301 (Rev B), Design and Access Statement (Rev B)

Reason:

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

- 3 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application is located in Parkhill/Upper Park Conservation Area and is part of the nineteenth century London suburb of Belsize, running along the east side of Haverstock Hill. The area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it. The quality of the landscape is defined by the hilly topography, the mature trees and the tranche of back gardens behind the houses lining the streets, a typical characteristic of 19th century residential areas.

The alterations to the rear elevation of the adjoining properties do not significantly or adversely impact its character. The glazing has now been revised so that each part; south block, main block, north block- relates to the extant glazing above. The alteration to timber within the main block, combined with the smaller square panes, makes the proposal acceptable. The alteration to the glazing for the non-original extension, whilst different, does not impact the character of the main property and is therefore considered acceptable

The staircase, since revised, maintains the level of symmetry to the rear elevation and balcony so that the impact of it has been reduced. The materials and design are sympathetic and discreet in appearance.

In relation to the retractable pergola structures these are subordinate in appearance within the context of the rear elevation. Because of their design and location, they will not significant impact the character of the rear elevation and, as they are retractable, will at points have a minimal impact.

The development is considered to preserve the character and appearance 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 Planning (Listed Buildings and Conservation Areas) Act

1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In relation to amenity, the glazing alterations would not impact any amenity issues and due to the small scale nature of the external staircase and retractable pergolas the impact in relation to loss of outlook, increased sense of enclosure or daylight/sunlight is not considered significant. The pergolas are even retractable and so would not be out the whole time. The staircase does serve the balcony which may be used more as a result however as this is an existing element there are no objections to this.

No objections have been received prior to making this decision, following amendments to the scheme the Parkhill CAAC have since removed their objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

- 2 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).
- 3 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer