

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	20/09/2022
		N/A	Consultation Expiry Date:	15/08/2022
Officer			Application Number(s)	
Alex Kresovic			2021/1362/P	
Application Address			Drawing Numbers	
Coach House 4B Parkhill Road London NW3 2YN			PAR/PL-00; PAR/PL-01, Rev: B; PAR/PL-02, Rev: B; PAR/PL-03, Rev: B; PAR/PL-04; PAR/SU-01; PAR/SU- 02; PAR/SU-03; PAR/SU-04; PAR/SU- 05; Design and Access Statement prepared by Edward Rutherfoord Architect	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a rear roof extension, raised parapet to front elevation, alterations to fenestration and installation of sliding vehicle gate to front boundary.				
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	2	No. of objections	2
Summary of consultation responses:	<ul style="list-style-type: none">A site notice was displayed on 22/07/2022 (expiry 15/08/2022)A press advert was published on 21/07/2022 (expiry 14/08/2022) <p>Two (2) objections received from neighbouring occupiers, as summarised below:</p> <ul style="list-style-type: none">Loss of light Officer’s response: The loss of light is primarily to a stairwell which provides natural lighting to an enclosed hallway on the ground and first floor.Maintenance of the lightwell Officer’s response: It is in the applicant’s own interests to regularly maintain the lightwell to mitigate the risk of water ingress into the property. An access door is positioned on the plan PAR/PL-01 for maintenance access.Privacy impacts Officer’s response: The rooflights will be fixed shut and fitted with obscured glass.Incorrect boundary depicted on site plan Officer’s response: A deeds plan was provided which indicates that the boundary has been correctly depicted on the site plan.Size of privacy screen is too prominent Officer’s response: Height of the privacy screen has been lowered to 1.5m in response.Rear elevation protruding beyond neighbouring property by 2m Officer’s response: This is incorrect.			
Parkhill CAAC:	<p>The Parkhill Conservation Area Advisory Committee objected on the following grounds:</p> <ul style="list-style-type: none">Front door should remain where it is and not be incorporated into the window bay. Officer’s response: The proposed door will consist of large glass panels in the upper part, giving the effect similar of a window appearance, therefore not compromising the significance of the Conservation Area.The front metal gate should be open like its neighbours’ front gate without the close boarded timber. Officer’s response: Amendment secured to an open metal balustrade design.The increased height of the part wall with no. 2 might result in loss of light to some of its windows. Officer’s response: The loss of light is primarily to a stairwell which provides natural lighting to an enclosed hallway on the ground and first floor.			

Site Description

The application site is a semi-detached two-storey residential dwelling known as a Coach House on the east side of Parkhill Road.

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 and Coach Houses, some of which are used as self-contained dwelling houses.

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:

2020/1928/PRE – External alterations to existing dwelling including erection of ground floor and roof extensions.

2014/7556/P - Demolition of existing dwelling house and erection of a new part two-part three storey dwelling with excavation to form new basement level including front and rear lightwells. **Granted Subject to a Section 106 Legal Agreement 18/02/2016**

2014/3107/PRE - Creation of basement extension, erection of rear first floor extension and balcony following removal of existing rear balcony and access stairs and installation of rear sliding doors to ground and first floors.

8500628 – Erection of a two storey rear extension including a roof terrace. **Granted Full or Outline Permission with Conditions 03/07/1985**

PE9700415R1 - Erection of a two storey rear extension at ground and first floor levels and creation of a terrace at first roof level. **Granted Full Planning Permission with Conditions 24/11/1997**

SURROUNDING AREA:

2021/1575/P - 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. **Granted Full Planning Permission with Conditions 05/01/2022.**

2017/3466/P – Reconfiguration and enlargement of existing side extension including alterations to front fenestration. **Granted Full Planning Permission with Conditions 24/05/2018.**

Relevant policies

National Planning Policy Framework (2021)

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)

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of an additional storey
- Erection of a rear lower ground floor extension with a raised rear terrace
- Alterations to existing front boundary gate, front facade in regards to repositioning of the entry door and bay window
- Associated landscaping and stormwater works

2.0 Assessment

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

- Design and Heritage
- Residential Amenity

3.0 Design and Heritage

Erection of an additional storey

3.1 The proposal is to enlarge and reconfigure the existing side extension (Coach House) to provide additional residential floorspace. It is important to note that a similar proposal was consented under planning ref. 2021/1575/P at 5 & 5a Parkhill Road. The majority of the Victorian properties along Parkhill Road have side extensions that are in use either as individual dwelling houses or extensions to the main property, and many have mansard roofs or additional set back storeys on top, and so there is no objection to the enlarged extension in principle.

3.2 The proposal would retain the front building line with the adjoining dwelling at 4 Parkhill Road and increase the height by a storey, whilst not being adversely impactful to the Conservation Area and adjoining properties in terms of scale and amenity. In addition, the proposal would secure high quality design to the subject site whilst respecting local context and character.

3.3 The design of the additional storey comprises of an enlarged master bedroom with an ensuite which will consist of brickwork to match the existing dwelling to the rear, with a mansard roof form to the front, whilst also matching with the surrounding properties. The addition has been designed around a south facing stairwell window at 4 Parkhill Road by the way of a lightwell to minimise the impact of loss of light. The additional storey will have two east and two west facing windows overlooking the rear yard and the street.

3.4 The CAAC raised no objection or concern to the design of the proposed additional storey.



Rear lower ground floor extension

3.5 The proposed rear lower ground floor extension proposes new habitable space in the form of an altered bedroom with an ensuite, utility and storeroom, and a home office/gym. As a result of the proposed rear lower ground floor extension, the sunken terrace will be raised to ground floor level with direct access from the living area and improved easterly sunlight. The proposed rear lower ground floor extension and raised terrace would not be visible from the street. It is noted that neighbouring properties along Parkhill Road have constructed outbuilding extensions with first floor terraces, specifically 4 Parkhill Road. As such, the rear lower ground floor extension and raised terrace would not adversely impact the Conservation Area.

3.6 The CAAC raised no objection to the rear lower ground floor extension and raised terrace.

Front Boundary Gate

3.7 The proposal initially proposed to replace the existing front metal gate with an automatic gate (timber-clad hardwood over metal framing) with a height to match existing wall. Council and CAAC were not supportive of this design solution and requested amendments to a more sympathetic design which takes into account the Conservation Area and surrounding

properties. As such, the agent amended the front fence to an open metal balustrade design. This is now considered acceptable and is consistent with the character of the street.

Front Façade

3.8 The front façade is proposed to be altered by inserting an entry door to the window bay and inserting a window in the location of the existing entry door. In addition, the proposed door will be of similar style to the adjoining neighbouring properties and will consist of large glass panels in the upper part, giving the effect similar of a window appearance. This is supported by Council's Senior Conservation Officer due to the fact that the house is located in a sunken location which reduces the visibility from the street, therefore not compromising the significance of the Conservation Area. Furthermore, these Coach House additions appear to be later additions and vary in style and fenestration. The presence of a door in its current location makes no particular contribution to the character and appearance of the conservation area. Nonetheless, an amendment was secured which retains a door reveal in which the new window will sit, meaning it can still be read as a former doorway.

3.9 The CAAC have objected to the proposed relocation of the entry door within the window bay area, however this is now considered acceptable.

4.0 Residential Amenity

Erection of an additional storey

4.1 The additional storey proposes a flat roof design that has been designed around a south facing stairwell window at 4 Parkhill Road by the way of a lightwell, as shown in figure 1, to minimise the impact of loss of light. The lightwell is 1.55m deep x 1.9m wide x 2.6m high and has a bevel to the shape of the roof to maximise daylight.

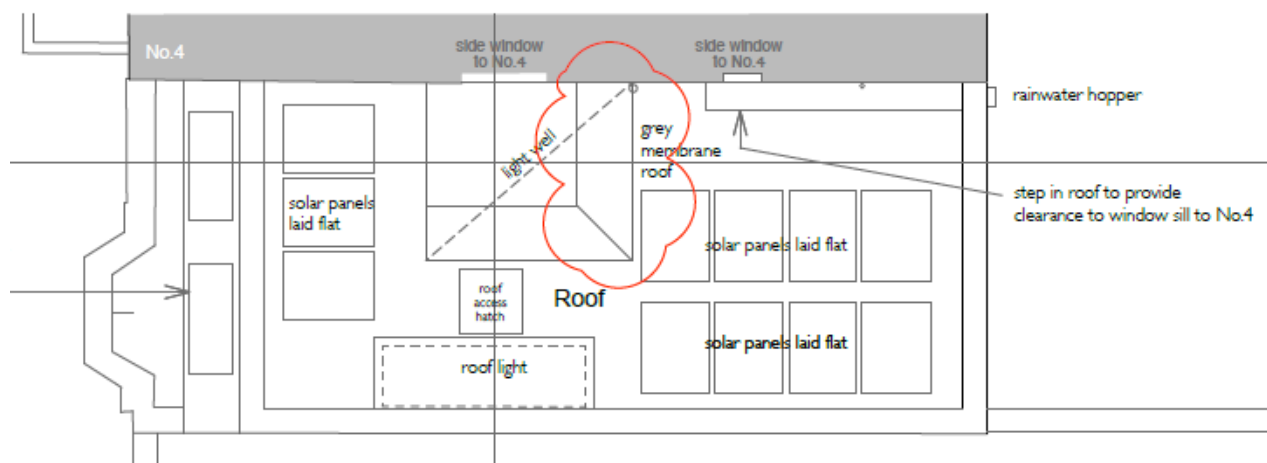


Figure 1: Location of lightwell in relation to No. 4 Parkhill Rd south facing stairwell window.

4.2 The window affected is located off a stairwell which provides natural lighting to an enclosed hallway on the ground and first floor, as shown in figure 2. Although there will be an impact on light to the neighbouring property, this means the impact is only on circulation space rather than habitable rooms, and as such it would not normally be tested under the BRE sunlight and daylight guidance. Nonetheless, the lightwell and introduction of the bevel will still retain light into the stairwell of the neighbouring property and the impact is considered acceptable.

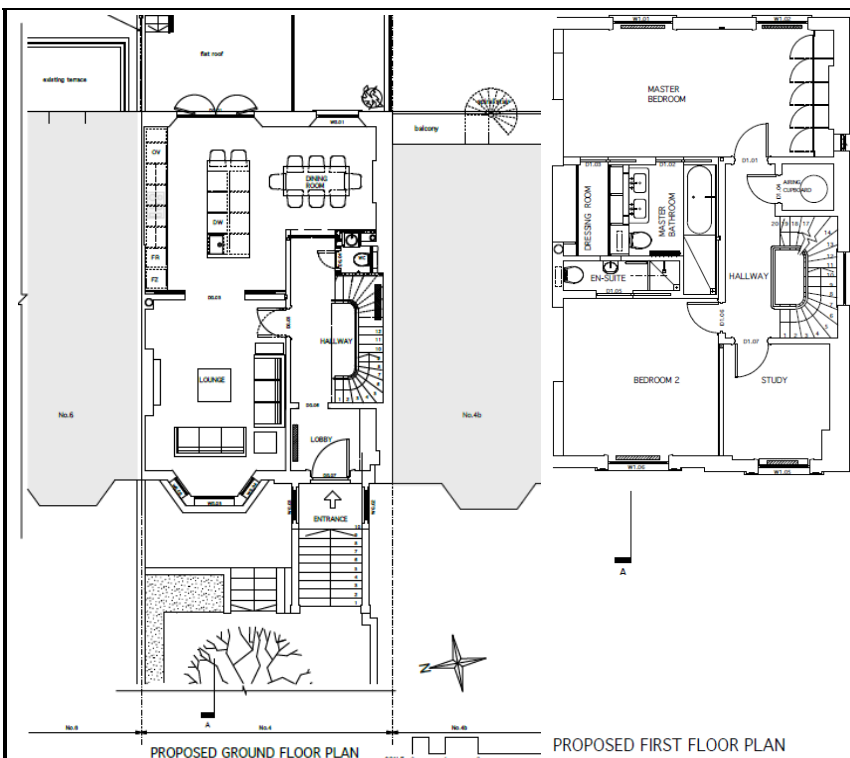


Figure 2: Ground Floor & First Floor Plan of No.4 Parkhill Road



Figure 3: Image from the roof at application site facing east.

4.3 To the south of the application site is a 3 storey Victorian building located at No. 2 Parkhill Road which can be partially seen from figure 3. The 3 storey Victorian building already provides a loss of light to the south facing window at No.4 Parkhill Road due to the height of the building, location of the window, distance between buildings and length of shadow cast.

4.4 The adjoining neighbouring property to the north, No. 4 Parkhill Road is able to receive ample amount of natural sunlight from the large east and west facing windows located on the lower ground and ground floors. As such, any form of development on the application site, within the existing building footprint will not adversely impact the ability for No. 4 Parkhill Road to receive sufficient natural lighting.

4.5 The loss of light to the hallway from the proposed additional storey is considered acceptable as the room is a circulation space used to move from one place to another rather than an active room such as a living and/or lounge room where occupants tend to occupy most of their time at the dwelling. Whilst there would be a loss in daylight, it is not considered sufficient to refuse the application given the use of the room and ability to receive sunlight to living rooms from other large windows. In addition, it is noted that the consented extension at 5 & 5a Parkhill Road had a similar impact on the window. As such, the loss of light to the enclosed hallway and stairwell will not adversely impact the amenity and liveability of the adjoining dwelling due to the large east and west facing windows at lower ground and ground level providing sufficient amount of natural light and ventilation.

Rear lower ground floor extension

4.6 The proposed rear extension would occupy the entire of the existing rear courtyard and result in full plot coverage of the site, apart from the driveway area to the front. The lower ground floor extension proposes new habitable space in the

form of an altered bedroom with an ensuite, utility and storeroom, and a home office/gym. The rooms proposed within the proposed extension are considered acceptable as they do not require substantial natural lighting and ventilation, except for the bedroom which faces the street and is occupied with a large west facing window.

4.7 The proposed rear extension would result in a raised terrace which will have direct access from the living areas on the ground floor. The application site currently has a sunken rear terrace that does not have any direct connection to a living area and is unable to receive satisfactory natural lighting. The raised terrace would improve the amenity on the application site as there now is a better connection between the indoor/outdoor living areas.

4.8 The raised terrace will be enclosed by a 1.5m high privacy screen/wall which will protect the amenity of the application site and adjoining neighbouring properties, specifically in terms of privacy and overlooking. A stairwell to the north is also included which offsets the ability for an individual to overlook onto the adjoining property due to the 1m setback. Planting will also be provided along the eastern boundary which will also reduce overlooking. It is noted that No.4 Parkhill Road has a first-floor rear terrace which does not provide any such screening as shown in figure 4. In addition, the rear extension will not provide substantial impacts to the adjoining property as to what is already provided by the boundary fence as depicted in figure 5 as the rear extension will be only slightly higher than the boundary fence. An objection was received from the neighbouring property regarding the height of the privacy screen, however this has now been lowered to 1.5m in response.



Figure 4: First Floor terrace located at No. 4 Parkhill Road



Figure 5: Existing side boundary fencing between No. 4 Parkhill Road and No. 4B Parkhill Road

4.9 As such, the proposed rear extension would introduce a more formal boundary in matching brickwork to replace the existing timber boundary. This is considered acceptable and will not adversely impact the amenity of the adjoining properties, whilst being able to improve the amenity of the application site. It is also noted that CAAC and Council's Senior Conservation Officer raised no objection to the proposed rear extension.

5.0 Conclusion

5.1 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 5th September 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'.