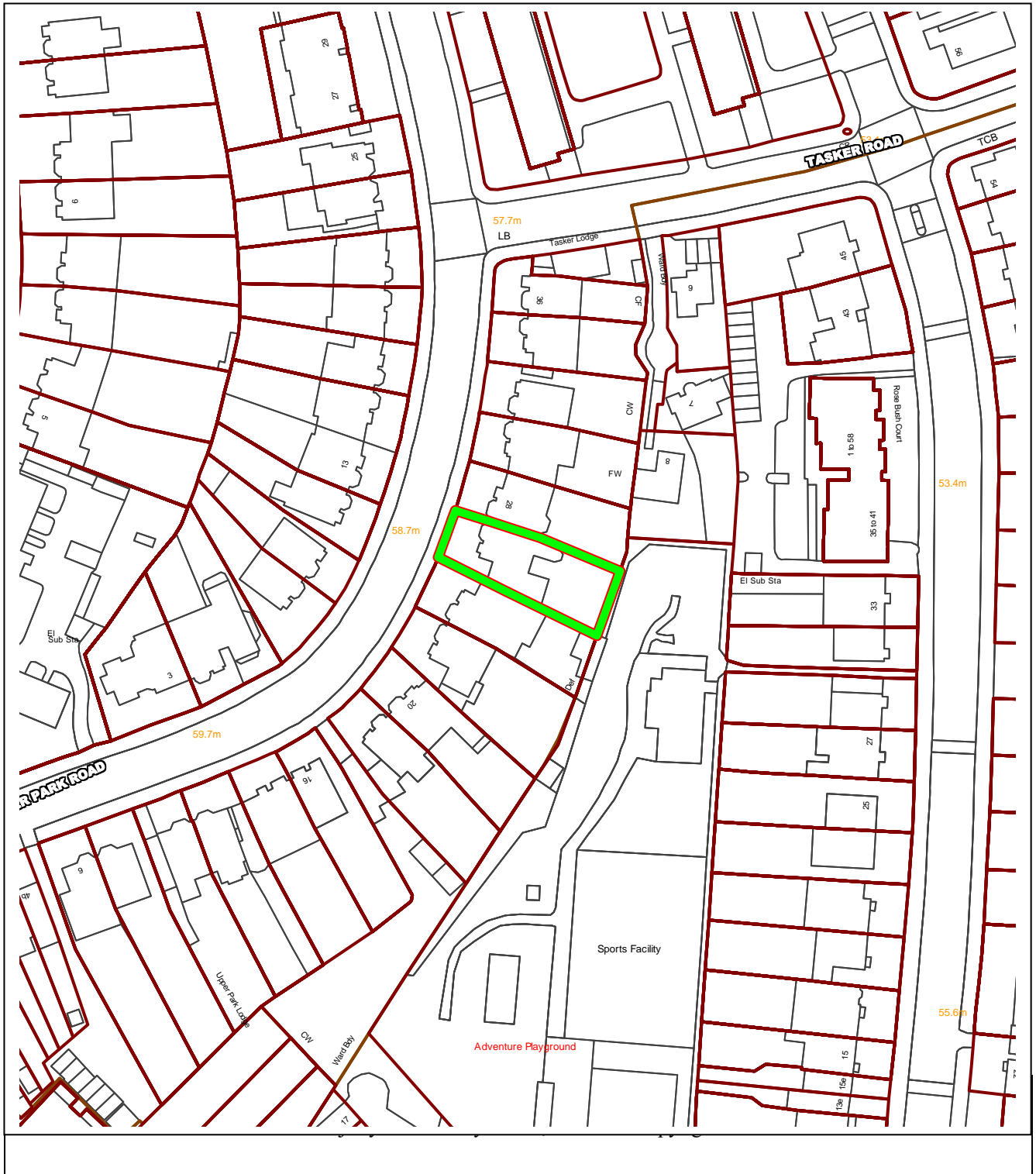


# 2022/1133/P - The Coach House, 26 A Upper Park Road, NW3 2UT





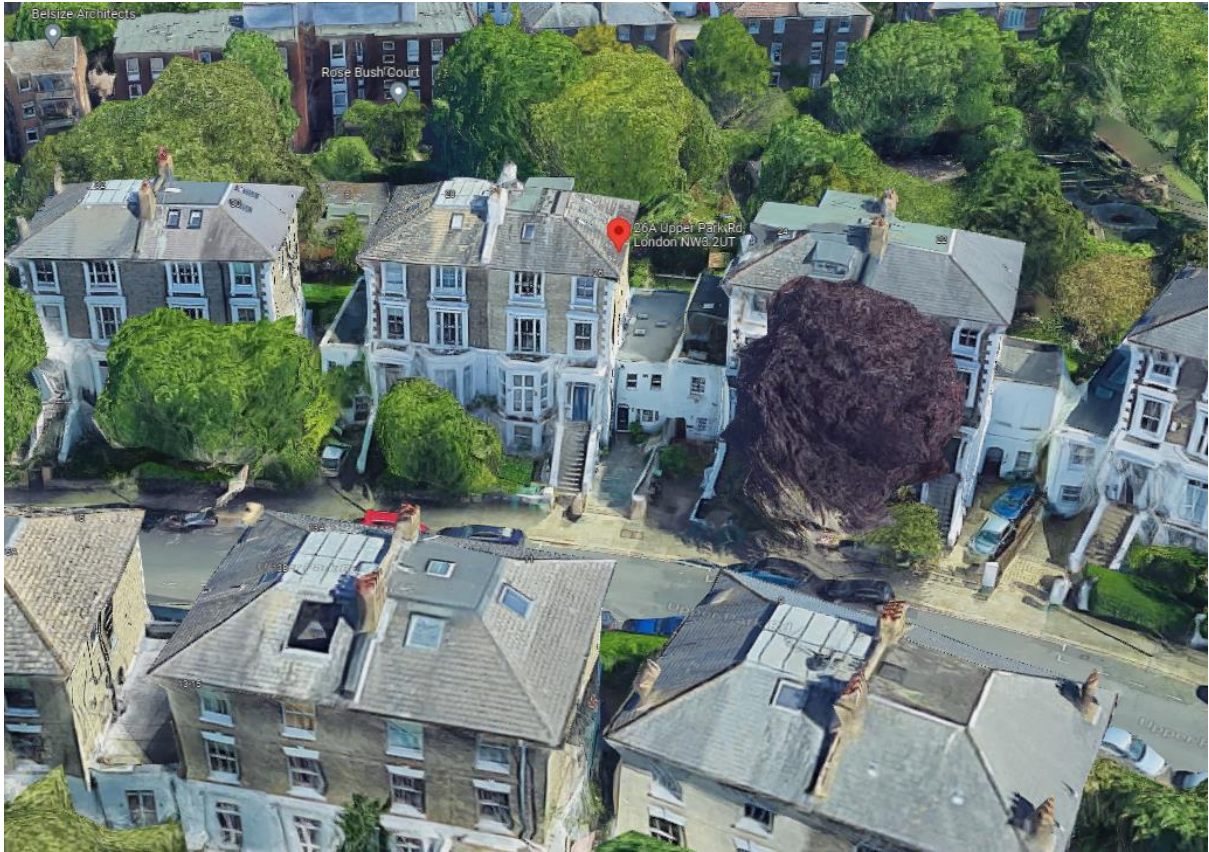


Photo 1 (above): Aerial view of front of property



Photo 2 (above): Aerial view of rear of property





Photo 3 (above): Front façade as seen from street



Photo 4 (above): Rear façade as seen from property's rear garden





Photo 5 (above) – Rear façade and view towards no 24.



Photo 6 (above) – Rear façade and view towards no 26.





Photo 7 (above) – Rear Garden showing Existing Lower Ground Level Terrace/Patio

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>13/05/2022</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>11/07/2022</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Miriam Baptist			2022/1133/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
The Coach House 26 A Upper Park Road London NW3 2UT			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Rear extensions to lower ground and ground floor and rear façade fenestration alterations.				
<b>Recommendation:</b>	<b>Grant conditional planning permission</b>			
<b>Application Type:</b>	<b>Householder Planning Permission</b>			



Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	<p>A site notice(s) was displayed near to the site on the 17/06/2022 (consultation end date 11/07/2022).</p> <p>The development was also advertised in the local press on the 16/06/2022 (consultation end date 10/07/2022).</p>			
Adjoining Occupiers:	No. of responses	<b>04</b>	No. of objections	<b>03</b>
Summary of consultation responses:	<p>Objections were received by local residents. Their objection concerns can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Noise and nuisance of construction works.</li> <li>• Terrace proposed at the rear to the first floor will affect privacy.</li> <li>• Need for a party wall agreement.</li> <li>• Further basement development which will cause disturbance.</li> <li>• The proposed fenestration to the rear is out of keeping with existing.</li> <li>• Proliferation of rear extensions – side two-storey extensions should be set back from the front and rear original building lines. Such development results in a confusion of massing to the rear which affects outlook of local residents.</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li>• <i>The scope of works has been reduced considerably since the first submission with omission of the mansard roof extension. A standard informative will be added to the permission if approved reminding the applicant of Camden Minimum Requirements and permitted construction hours.</i></li> <li>• <i>The first floor terrace has been omitted from the scheme and a condition would be added to the permission if approved to ensure that the flat roof of the ground floor extension is not used as a roof terrace. Please see sections 1.1 and 3.2 of the report for further details.</i></li> <li>• <i>An informative will be added to the permission if granted reminding the applicant that the scheme may be subject to control under the Party Wall etc Act 1996.</i></li> <li>• <i>The extension at lower ground level would not require additional excavation as the extension will project into the existing patio area at that level.</i></li> <li>• <i>Please see section 2.4 of the report.</i></li> <li>• <i>Please see section 2.3 of the report.</i></li> </ul> <p>Subsequent to a design revision to remove the roof extension, one objector reiterated that their objection still stands on the grounds of loss of privacy due to the first floor balcony.</p> <p><u>Officer's response:</u>  <i>The proposal has been revised in response to these comments to remove the first floor balcony. See section 3.2 of the report for further details.</i></p>			
Parkhill and Upper Park CAAC:	None			

## Site Description

The application site is a two storey mid-terrace dwellinghouse with basement. The property is not listed but lies within the Parkhill and Upper Park Conservation Area and is noted in the conservation appraisal as making a positive contribution to the character of the area.

## Relevant History

The planning history for the application site can be summarised as follows:

2017/3834/P – Erection of single storey roof extension at second floor level to provide additional habitable space to existing dwelling (C3). – Refused and Dismissed on Appeal ref APP/X5210/W/17/3189868 due to the effect of the mansard roof extension on the character and appearance of the host building and wider street scene, including whether this would preserve or enhance that of the Parkhill and Upper Park Conservation Area.

2016/1111/P – Addition of a mansard roof extension, with 1 no. front facing dormer, 1 no. rear facing dormer and 1 no. rear roof terrace and changes to the front facade comprising a replacement door and windows and new smooth rendered finish. – Refused and Dismissed on Appeal APP/X5210D/16/3163004 due to the conservation area appraisal restricting infill extensions to two-storeys at no greater height than the cornice line of the front porch and resists the addition of mansard roofs.

2015/7726/PRE – Addition of a mansard roof extension and changes to the front facade. - Advice issued 20/08/2015.

2013/7726/PRE – Mansard roof extension – Advice issued 16/09/2016.

2007/4454/P – Changes to fenestration and balcony at rear basement and ground floor elevation, as an amendment to planning permission dated 09.07.07 ref 2007/1984/P (for creation of new basement level with new front and rear lightwells and associated alterations to single family dwelling house). – Granted 01/11/2007.

2007/1984/P - Creation of new basement level with new front and rear lightwells and associated alterations to single family dwelling house (C3). Granted 09/07/2007.

Adjacent site, no 24:

2020/1750/P – Erection of a single storey rear extension and installation of front gates. – Granted 21/05/2020.

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)



## Conservation Statement:

- Parkhill and Upper Park Conservation Area Statement (2011)

## Assessment

### 1. The proposal

Planning permission is sought for the extension of the property to the rear at lower ground and ground floor levels.

#### 1.1. Revisions:

1.2. The proposal has been revised. Initially the application included a roof level mansard extension and rear roof terraces at both first floor and new second floor level. These features have been omitted in response to officer concerns and neighbour objections.

1.3. Although a separate dwelling, the coach house is seen as an infill extension to the original villa and the Conservation Area Statement (CAS) restricts infill extensions to two-storeys at no greater height than the cornice line of the front porch and resists the addition of mansard roofs. This was highlighted by the inspector who dismissed the appeal for a mansard development in appeal ref APP/X5210D/16/3163004 (regarding planning application ref 2016/1111/P). The inspector considered the intention of the Local Plan policies, and the CAS guidance, was to resist the harm that further incremental additions to various coach house additions would have on the main semi-detached villas and the gaps between them. Although no 24A is a separate dwelling the restrictions that applied to the existing side additions were considered to remain applicable to this building. These reasons for resisting upward extension on the host property are considered to still apply, and it is noted that any additional upward extension would be visible from the street and erode the view to greenery beyond which is to be protected.

1.4. The first floor terrace was also objected to by adjacent properties on the grounds of loss of privacy and the design was revised in response to this to remove the roof terrace from the proposed drawings.

### 2. **Design and Conservation**

2.1. 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.

2.2. Upper Park Road is characterised by large, Victorian, semi-detached villas, the spaces between the pairs were not intended to be filled with coach houses, most of the date from the late twentieth century. The CAS notes this and requires any further infill be 'considered carefully'. The proposed rear extensions at lower ground and raised ground level are considered fairly modest, and are not considered to contribute to the infill perceivable from the street that is important to resist, in terms of maintaining the 'views of mature trees between buildings' which are characteristic of the area. The rear of the property is not visible from anywhere in the public realm and only in very limited views from neighbouring properties and gardens due to the positioning of the site and screening from surrounding mature trees and vegetation. As such, it is not considered to cause harm to the character and appearance of the conservation area.

2.3. The raised ground floor extension will only protrude as far as the recently granted ground floor extension at next door no 24 (ref 2020/1750/P). Although the increased massing at raised ground and lower ground level to the rear is considered acceptable, it is noted that any more incremental

extension will pull into question the subordinancy of the coach house in relation to the villa to which it is attached. For this reason these proposed extensions are considered the upper limit of development appropriate for the dwelling.

- 2.4. The fenestration changes proposed at the rear are for arched openings on all three levels, and those at lower ground and ground level would be full height where the glazing would incorporate doors that give access to the garden and raised ground floor terrace. Although the design denotes grandeur beyond the character of the building typology, it is noted that this fenestration would not be visible from anywhere in the public realm, and that the top storey, which is most visible from surrounding properties, has been simplified, particularly with the omission of the roof terrace. The front of the property, seen from the public realm, would remain as it exists: modest and in keeping with the Italianate style of the street. For these reasons the fenestration changes to the rear façade are considered acceptable. There is also a welcome green roof proposed to the roof of the raised ground floor extension, replacing the roof terrace, details of which have been submitted and approved by the council.
- 2.5. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the Parkhill and Upper Park conservation area and complies with policies D1 and D2 of the Camden Local Plan 2017.
- 2.6. 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 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. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 3.2. The first floor roof terrace which was objected to in terms of loss of privacy for adjacent properties has been removed from the design. The rear extensions are modest and at these lower levels of the building are not considered to result in material harm to neighbours' amenity in terms of the loss of natural light, overlooking, light spill or loss of privacy. The fenestration changes do result in an increase of glazing on the rear façade but the glazing is replacing windows in the same positions and therefore potential for overlooking is not considered to increase significantly from the existing situation. The proposed rear roof terrace at first floor level has been omitted from the application in response to concerns about overlooking to neighbours, and a condition has been added should the permission be approved, prohibiting use of the flat roof as a roof terrace.
- 3.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

### **4. Recommendation**

- 4.1. 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 17<sup>th</sup> October 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2022/1133/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 12 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Boyer Planning  
2nd Floor  
24 Southwark Bridge Road  
London  
SE1 9HF

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Householder Application Granted**

Address:

**The Coach House**  
**26 A Upper Park Road**  
**London**  
**NW3 2UT**

# DECISION

Proposal:

Rear extensions to lower ground and ground floor and rear façade fenestration alterations.

Drawing Nos: 138-PL-EX01-00, 138-PL-EX00-00, 138-PL-EX03, 138-PL-EX02, 138-PL-EX05, 138-PL-EX04, 138-PL-EX07, 138-PL-EX06, 138-PL-GA00-00- rev B, 138-PL-GA01-00- rev B, 138-PL-GA03-00 - rev C, 138-PL-GA04-00 - rev B, 138-PL-GA02-00- rev C, 138-PL-GA05-00- rev C, 138-PL-GA06-00- rev C, 138-PL-GA07-00- rev C, 138-PL-DET-01, Bauder Green Roof General Maintenance Information, Bauder Product Datasheet - Bauder XF118 Wildflower Blanket.

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: 138-PL-EX01-00, 138-PL-EX00-00, 138-PL-EX03, 138-PL-EX02, 138-PL-EX05, 138-PL-EX04, 138-PL-EX07, 138-PL-EX06, 138-PL-GA00-00- rev B, 138-PL-GA01-00- rev B, 138-PL-GA03-00 - rev C, 138-PL-GA04-00 - rev B, 138-PL-GA02-00- rev C, 138-PL-GA05-00- rev C, 138-PL-GA06-00- rev C, 138-PL-GA07-00- rev C, 138-PL-DET-01, Bauder Green Roof General Maintenance Information, Bauder Product Datasheet - Bauder XF118 Wildflower Blanket.

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.

- 4 The flat roof of the ground floor extension shall not be used as a roof terrace, sitting out area or other amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 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](http://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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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:

[https://www.gov.uk/appeal-householder-planning-decision.](https://www.gov.uk/appeal-householder-planning-decision)

Yours faithfully

Chief Planning Officer

**DECISION**