

Application ref: 2021/5194/P
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Date: 4 January 2022

Development Management
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1 Mentmore Terrace
The Fisherie
London
E8 3EP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Parkhill Walk
London
NW3 2YU

Proposal: Replacement and insertion of rooflights to front and rear roofslopes, rear infill extension at first floor level, replacement of existing rear balcony with Juliet balcony and insertion of new Juliet balcony.

Drawing Nos: 00; 01; 02; 03; 101 dated 07/12/2021; 102 dated 07/12/2021; 103 dated 07/12/2021; Design and Access Statement dated October 2021

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 shall be carried out in accordance with the following approved plans:

00; 01; 02; 03; 101 dated 07/12/2021; 102 dated 07/12/2021; 103 dated 07/12/2021; Design and Access Statement dated October 2021

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

- 2 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).

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is acceptable in design terms. Whilst the house is sited within a uniform terrace (which is noted as a neutral contributor to the Parkhill and Upper Park Conservation Area), the alterations to the rear would not be visually prominent from within public views, and the minor scale of the infill extension at first floor level would have a negligible impact on the overall appearance of property. The property has been unsympathetically altered in the past with protruding balconies to the front and rear without planning permission, and the proposal to replace the rear balcony with a Juliet balcony represents an improvement on the rear elevation. The insertion of conservation style rooflights, being flush to the roofslopes, is uncontentious in design terms.

The proposal is acceptable in amenity terms. The first floor infill extensions are set within the protruding side walls and do not extend beyond the original rear built line of the property, therefore not leading to any significant loss of light or sense of enclosure. The existing balconies already afford views into neighbouring gardens, and with their removal resulting in a reduction in overlooking to neighbouring properties. On balance, there would be no material loss of privacy as a result of the proposal. The new rooflights would not lead to any increased overlooking.

One comment was received from the local CAAC, stating that they had no objection to the proposal on the basis that the new windows would be formed of timber. Amended plans were received showing the two new doors at first floor level to timber to satisfy the CAAC's request. No objections or other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in accordance with policies A1, D1 and D2 of the

Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and 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).

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer