

PLANNING STATEMENT

42 Parkhill Road, London NW3 2YP

Erection of single-storey rear extension at lower ground floor of 42 Parkhill Road.

Jan 2023

INTRODUCTION

1. This Planning Statement has been prepared in support of a full planning (householder) application for the erection of a single-storey rear extension at lower ground floor for 42 Parkhill Road.
2. The supporting information has been prepared in accordance with the local authority's local validation requirements.

THE SITE AND SURROUNDINGS

3. The application site is located in a predominantly residential area characterised by a variety of styles and designs.
4. 42 Parkhill Road is a 4 storey Victorian house with an adjoining subordinate maisonette coach house 42D added in 2008. The application is concerned only with the main house over lower ground and raised ground floors.
5. A large private garden to the rear of the site, is shared between 42 and 42D, being accessed via the lower ground floor of 42D and the lower ground floor of 42, and also via a balcony staircase from the raised ground floor of 42 (See **Appendix B** for rear Elevation photo) .
6. Both neighbouring properties at 40 and 44 already have 4.5M rear extensions (single and double storey respectively). Additionally, planning has been granted and works started at No 44 to build a 3.4H x3.5L x 3.4W home office in the space immediately adjacent to the maisonette extension at 42D. (See **Appendix A** for neighbouring extensions aerial view)

7. The site lies within the Parkhill and Upper Park Conservation Area. None of the buildings on or around the site are statutorily listed. The site lies within a Public Transport Accessibility Level (PTAL) 3 area.

PLANNING HISTORY

8. A search of the Council's planning history records has found the following relevant applications:
 - a Planning application approved in 2005 at 42 Parkhill Road for "Replacement of existing two-storey side extension with a two-storey and basement level single dwelling unit with associated alterations to the vehicular access", this created the existing maisonette at 42D (R/N [2005/5551/P](#))
 - b Planning application approved in 2013 at 40 Parkhill Road for "Erection of single storey extension with roof terrace over to rear and addition of rooflight in the internal valley of the main roof of dwelling house (C3)". This created a 4.5M rear extension to the adjoining main house at no 40 (R/N [2013/0773/P](#))
 - c Planning application approved in 2021 at 44 Parkhill Road for "Erection of a single storey timber outbuilding to the side of the building at lower ground floor level, to residential flat". This is creating a home office at no 44 immediately adjacent to the maisonette extension at 42D (R/N [2021/3429/P](#))

THE PROPOSED DEVELOPMENT

9. Planning permission is sought for the extension of the lower ground floor of the 42 main house to create larger living and dining space. Internal changes are minimal and seek to improve the existing layout and provide more contemporary spaces. The detail of the proposals are shown on submitted drawing Nos:
- Location Plan and Existing Roof Plan diagExP-050-revB.pdf
 - Existing Plan Ground Floor diagExP-100-revC.pdf
 - Existing Rear Elevation diagExE-200-revB.pdf
 - Existing Section view diagExS-300-revC.pdf
 - Proposed Rear Elevation diagPrE-400-revC.pdf
 - Proposed Plan First Floor 3.5 M diagPrP-900-revC.pdf
 - Proposed Plan Ground Floor 3.5 M diagPrP-1000-revB.pdf
 - Proposed Plan RoofPlan 3.5 M diagPrP-1100-revC.pdf
 - Proposed Section view 3.5M diagPrS-1200-revB.pdf
 - Material Detail.pdf
10. The proposal comprises the erection of a 4.5m deep, 3.5M high extension to the main house at 42, with a total floor area of 31sqm. A small balcony will be provided on the roof of the main house extension (raised ground level) to provide additional private amenity space and continued access to the garden from the raised-ground floor of the main house. The proposed balcony replaces an existing balcony in poor condition at this level.
11. In terms of materials, the extension will be constructed using London stock brick to match the existing main house, with glass bifold doors providing access to the rear garden. These doors are aluminium framed and in keeping with the existing first floor aluminium windows and offer excellent insulation and security. The balcony and stair balustrades will be replaced with materials similar in style and proportions to the existing so as to maintain

sympathy with the period and design ethos of the main house (See 'Material Detail.pdf' for exemplar materials).

PLANNING POLICY CONTEXT

12. The National Planning Policy Framework (NPPF) was adopted in March 2012, replacing previous national planning policy guidance, and includes within it a presumption in favour of sustainable development.
13. The statutory development plan comprises the London Plan 2011, the adopted Local Plan, July 2017 and the Camden Core Strategy 2010 – 2025, adopted 2010.

PLANNING CONSIDERATIONS

14. The main issues relevant to the determination of this application are addressed under the headings below.

A) EFFECT OF THE PROPOSAL ON THE CHARACTER AND APPEARANCE OF THE AREA

15. The new building will be located in the rear garden and will not be visible from the road. The new building will not block any light, it will not impact any rights of way or access to this or any other properties

B) DESIGN OF THE BUILDING – SCALE, BULK, DESIGN APPROACH

16. Core Strategy Policy CS14 sets out the Development Plan requirements for high quality design. The Camden Design CPG provides specific guidance on residential extensions. The proposed single storey rear extension to 42 will be constructed of highest quality of materials to match the host building and therefore in terms of its external appearance, the extension is designed to fit sensitively within the existing character of the area and have little impact on the Conservation Area.
17. Internally for the lower ground flat of the main house at no 42, the opportunity has been taken to improve the layout of the building, providing better internal accommodation. The proposals are therefore considered to constitute high-quality design and to be fully in accordance with Development Plan policy.
17. In accordance with development policy DP26 and Core Strategy policy CS5, the proposed rear extension has been designed to ensure there is no impact arising on the amenities of the original building or the neighbouring properties. The construction of a single-storey rear extension will not significantly reduce the existing amenity space to the rear. The provision of a balcony is not considered to impact on neighbouring amenity as it replaces an existing balcony of similar size at this level.

18. The extension to the main house only marginally exceeds 4 metres in depth beyond the original rear wall and measures 3.5m in height from ground level. The modest extension is therefore considered to be well proportioned and will be subordinate to the host building.
19. No. 40 Parkhill Road, immediately adjacent to the proposal, already has a single story 4.5M deep, 3.5M high rear extension built in 2016 (R/N [2013/0773/P](#)). Immediately adjacent on the other side, No. 44 Parkhill road already has a double storey 4.5M deep extensions built in the 1970's, additionally construction is currently underway in the garden of 44 for a home office of similar size and depth to the proposed 42D maisonette extension (R/N [2021/3429/P](#)). As such, the proposed extension respects the existing pattern of extensions in both adjoining properties and along the street generally. The proposed volume of the extension is subordinate to the original building in form, scale, proportions and detailing.
- See **Appendix A** for aerial view showing existing extensions at neighbouring no's 40, 44, 46, 48 and 50 Parkhill Road.
20. It is, therefore, considered that the proposals are acceptable in accordance with the guidance set out in the NPPF and the Development Plan, specifically Core Strategy policies CS14, DP26 and CS5.

C) AMENITY OF NEIGHBOURING OCCUPIERS

23. Careful consideration has been given to the design of the scheme to ensure that the extension to the building will not have a harmful impact on the residential amenity of neighbouring properties. The proposed small balcony

replaces an existing balcony to the rear of the property and therefore the impact is neutral.

24. The impact on the adjoining No. 40 building will be minimal, the proposed extension will be the same size and depth as the one built at No. 40 in 2016 so there will be no impact on loss of light/outlook and the extension will not have an overbearing impact on the lower ground windows of the neighbouring property. At No. 44, as well as an existing 2 storey 4.5M rear extension built in the 1970s, planning has been granted and construction is underway for a garden office that similar is height, depth and placement to the maisonette extension at 42D, so once again light and overbearing impact will be minimal. The scheme is not considered to have any harmful impact on the residential amenity of surrounding properties. The proposal has no harmful impact on the existing properties in terms of outlook or loss of privacy and are considered to fully accord with the guidance set out in Camden's Amenity CPG 6 document and Policy DP26 of the Development Plan.

D) EFFECT ON TREES AND LANDSCAPE/BIODIVERSITY

25. Since new proposed buildings replace existing patios, no trees will be affected by this proposal. As such, the overall quality and longevity of the amenity contribution provided for by the trees on site and on the neighbouring site will not be adversely affected by the grant of planning permission for this development. The proposals are, therefore, compliant with Core Strategy Policy CS15 and accords with paragraph 118 of the NPPF.
26. The use of a 'sedum' green roof over the new extensions will reinforce the verdant character of the back gardens of Parkhill Road and will enhance biodiversity.

E) AMENITY SPACE

27. In keeping with the surrounding area, the main house and maisonette retain a generous amenity space in the form of a large rear garden, in accordance with Camden's Amenity CPG 6 document.
28. The area is well served by public open space with Hampstead Heath located a 10-minute walk north of the site. It is therefore considered that the proposals are acceptable in this respect.

CONCLUSIONS

29. This Design and Access Statement has been prepared to support a full planning (householder) application for the extension of main house at No 42 Parkhill Rd to provide additional living space and improve the internal layout of the property.
30. The proposed single-storey rear extension to the 42 building is considered appropriate in terms of design, scale, proportions and detailing in relation to the host building and the character and appearance of the wider Conservation Area.
31. It is therefore considered that the application proposals pass the tests set out in Section 38 of the Planning and Compulsory Purchase Act 2005, and that planning permission should be granted accordingly.

Appendix A : Aerial view showing Neighbouring extensions at 40, 44,46,48 and 50



**4.5M Extension at
no 40 Parkhill Rd**

**Proposed Site
at 42 main house**

**Home Office
Under construction
at no 44 Parkhill
see R/N 2021/3429/P
3.4H x 3.4W x 3.5L**

**2 Story, 4.5M
Extensions at
no 44 & 46
Parkhill Rd**

**Extensions
at no 48 & 50
Parkhill Rd**

- 40 Single storey 4.5m deep 3.5m high rear extension built in 2016 (R/N [2013/0773/P](#))
- 44 Home Office 3.5m deep 3.4m high home office under construction (R/N [2021/3429/P](#))
- 44 Two Storey 4.5m deep 6m high rear extension built in the 70s with roof conservatory
- 46 Two Storey 4.5m deep 6m high rear extension built in the 70s
- 48 Two Storey 4.5m deep 6m high rear extension built in the 70s further extended at rear
- 50 Two Storey 4.5m deep 6m high rear extension built in the 70s further extended at rear

Appendix B: Contextual Photographs of existing site and neighbouring properties



Rear view of the 42 main house and 42D Maisonette at Parkhill Road. Note existing 4.5M rear extensions on both adjacent properties at 40 and 44

Below: Same Same photo overlaid with proposed Main house 4.5m depth extension (marked "A" with purple shading).

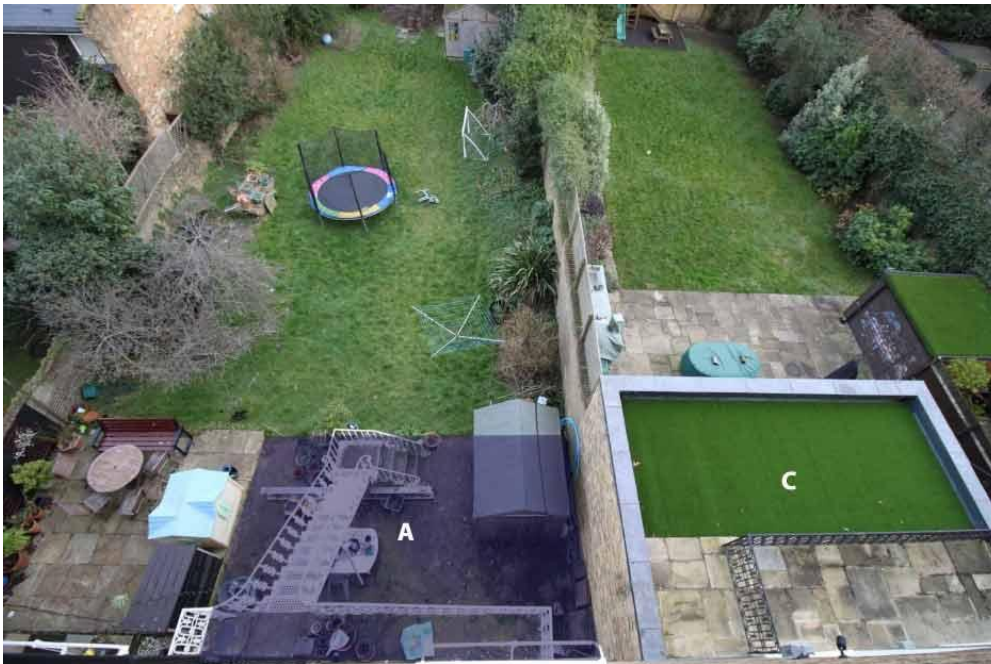
Existing 4.5M Single story rear extension at No 40 marked with "C". Existing 4.5M double storey rear extension at No 44 marked with "D"





Above: Top view from 42 Parkhill Road showing existing patios and white staircase
Existing single story 4.5M extension to No 40 Parkhill Road to the right hand side.

Below: Same photo overlaid with proposed Main house 4.5m depth extension (marked "A" with purple shading). Existing 4.5M Extension at 40 marked with "C"





Top view from 42 Parkhill Road showing existing patio and white staircase + Existing double storey 4.5 M extension at No 44 to the left hand side (white wall - marked "D" in the right hand photo).



Overlay showing approximate location of proposed main house extension (marked "A" with purple shading). Additionally, planning has been granted and works started at No 44 to build a 3.4H x3.5L x 3.4W home office in the space marked "E" with yellow shading