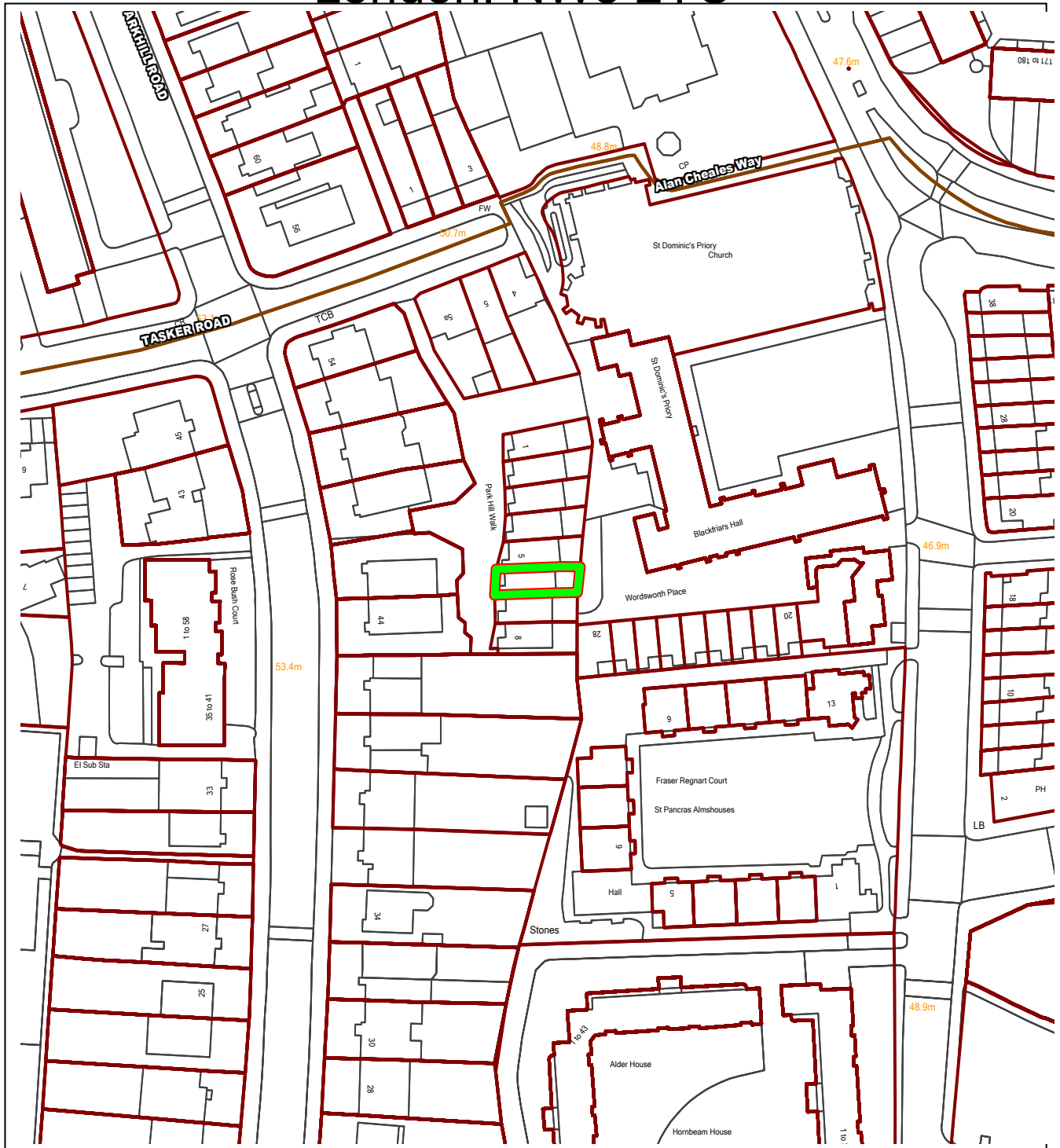


# 2022/4018/P – 6 Parkhill Walk, London. NW3 2YU



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Photo 1 (above): Existing front elevation as seen from street



Photo 2 (above): Existing rear elevation





Photo 3 (above): Bird's eye view of front elevation of Parkhill Walk terrace



Photo 4 (above): Bird's eye view of rear elevation of Parkhill Walk terrace

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>27/12/2022</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>11/12/2022</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Charlotte Meynell			2022/4018/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
6 Parkhill Walk London NW3 2YU			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of new rear doors at ground floor level and insertion of new front rooflights.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission			
<b>Application Type:</b>		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	A site notice was displayed on 11/11/2022 and expired on 05/12/2022. A press notice was advertised on 17/12/2022 and expired on 11/12/2022.  No comments were received from neighbouring occupiers.			
Belsize Conservation Area Advisory Committee (CAAC) comments:	In response to the original proposal which included new front and rear balconies, the Belsize CAAC objected on the following grounds: <ul style="list-style-type: none"><li>The Design and Access Statement states that 'These modifications to the property are similar to other properties in the same road and are designed in keeping with the existing property design and look of the other residential properties'.</li><li>This is not the case. Six of the eight properties remain unchanged from the original, no.5 has been changed in the same way as this proposal and no.7 now has a recessed front door. No. 6 should remain unchanged to maintain the original design of the terrace.</li></ul> <p><i>(Officer response: the proposed front and rear balconies and replacement of the associated windows with doors have been removed from the proposals. The revised proposals are considered acceptable in design and heritage terms. Please refer to section 3 of the report for more details).</i></p>			
Site Description				
The site comprises a two-storey mid-terrace single dwellinghouse, located on the eastern side of Parkhill Walk. The building is not listed but is situated in the Parkhill and Upper Park Conservation Area and is identified in the Conservation Area Appraisal as making a neutral contribution to the character and appearance of the conservation area.				
Relevant History				
<b>6 Parkhill Walk</b> <b>2012/3143/P</b> - Erection of infill extension of the front recess porch to the west (front) elevation, at ground floor level to residential dwelling (Class C3). <b>Granted 17/08/2012</b>				
<b>5 Parkhill Walk (Adjacent neighbouring property)</b> <b>2021/5194/P</b> - 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. <b>Granted 04/01/2022</b>				
Relevant policies				
National Planning Policy Framework (2021)				
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)

## **Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011)**

### **Assessment**

#### **1. Proposal**

1.1 Planning permission is sought for the following:

- Installation of new aluminium framed sliding doors to rear at ground floor level, to replace existing uPVC windows and door.
- Insertion of 2 new rooflights into the front roof slope.

#### Revisions

1.2 The following revisions were made throughout the course of this application following officer negotiation:

- Proposed front and rear first floor balconies and associated replacement of windows with doors removed from scheme;
- Proposed front rooflights reduced in number from 3 to 2 and type changed to flush conservation style;
- Materials of proposed new ground floor rear doors changed from uPVC to aluminium.

#### **2. Assessment**

2.1 The main material planning issues for consideration are:

- Design and heritage
- Neighbour amenity

#### **3. Design and heritage**

3.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The revised scheme would replace the existing rear uPVC windows and door at ground floor level with new aluminium framed sliding doors. The rear elevation at ground floor level is not prominent in public views and a number of the other properties within the terrace have installed similar sized glazed doors. The proposed 2 rooflights to be inserted into the front roofslope would be conservation style and flush with the roofslope and would be positioned close to the roof ridge in a similar location to the existing front rooflights to neighbouring properties along the terrace. It is not considered that the proposed alterations would harm the uniformity or original design of the terrace. Overall, the proposed alterations are considered to be acceptable and would preserve the character and appearance of the Bloomsbury Conservation Area.

3.3 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.

#### **4. Neighbour amenity**

- 4.1 Camden Local Plan policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy, outlook, noise and vibration.
- 4.2 The proposals would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

#### **5. Recommendation:** Grant conditional planning permission

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13<sup>th</sup> March 2023, 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: 2022/4018/P  
Contact: Charlotte Meynell  
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Email: [Charlotte.Meynell@camden.gov.uk](mailto:Charlotte.Meynell@camden.gov.uk)  
Date: 7 March 2023

**Development Management**  
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United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**6 Parkhill Walk**  
**London**  
**NW3 2YU**

Proposal: Installation of new rear doors at ground floor level and insertion of new front rooflights.

Drawing Nos: DPL.01; DPL.02; DPL.03; DPL.04; DPL.05; DPL.06 Rev. C; DPL.07 Rev. B; DPL.08 Rev. B; DPL.09 Rev. B; DPL.10 Rev. B; DPL.11 Rev. C; DPL.12 Rev. A; DPL.13 Rev. A; DPL.14 Rev. C; DPL.15.

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 DPL.01; DPL.02; DPL.03; DPL.04; DPL.05; DPL.06 Rev. C; DPL.07 Rev. B; DPL.08 Rev. B; DPL.09 Rev. B; DPL.10 Rev. B; DPL.11 Rev.



C; DPL.12 Rev. A; DPL.13 Rev. A; DPL.14 Rev. C; DPL.15.

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 policies D1 and D2 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**