

Delegated Report		Analysis sheet		Expiry Date:		12/07/2013	
		N/A		Consultation Expiry Date:		27/06/2013	
Officer				Application Number(s)			
Angela Ryan				2013/2988/P			
Application Address				Drawing Numbers			
4 Fitzroy Close London N6 6JT				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Retention of window at second floor level on south west elevation of single dwelling house (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	9	No. of responses	1	No. of objections	1
				No. electronic	1		
Summary of consultation responses:		<p>A site notice was displayed on 12/06/2013, expiring on 03/07/2013 and a public notice published in the local press on 20/06/2013, expiring on 11/07/2013. One letter of objection has been received from the occupier of no. 49 Fitzroy Close on the basis of overlooking and the loss of privacy.</p> <p>(Officer's response: The property is located approximately 42.1m away from the application site and as such it is considered that no overlooking or loss of privacy will occur as a result of the proposal)</p>					
CAAC/Local groups* comments: *Please Specify		<p>Highgate CAAC: Were formally consulted. No response has been received to date.</p>					

Site Description

Fitzroy Close is built in the grounds of the former Heathfield House garden. The houses on the north side were designed by Ted Levy, Benjamin and Partners (see Westhill Park in Merton Lane & Millfield Lane Sub-Area). These are smaller detached red brick houses with tiled roofs. The application site forms a part of this group of houses and stands at two-storeys in height. The houses on the south side were built as a pair with monopitched roofs. Both have been altered. No.2 has had a heavy glazed double-height porch added, whilst no. 1 has been completely remodelled and extended in a radical and dramatic fashion by Jim Beek of Square One Architects. The external walls have been clad with horizontal layers of natural slate and the double-height entrance and stair projection has full-height opaque glazing.

The site is not listed but falls within the Highgate Conservation Area. The site is identified as making a positive contribution to the character and appearance of the conservation area, although the house opposite the site at no.1 Fitzroy Park is considered to make a positive contribution. The character of the Highgate Conservation Area is formed by the relationship of topography, open spaces, urban form and architectural details.

Relevant History

1999- Permission **granted** for retention of raised garden walls fronting Fitzroy Close and Fitzroy Park. (Ref: PE9900761)

2000- Permission **granted** for the erection of a single storey rear conservatory. (Ref: PEX0000689)

2010- An application was submitted for the erection of an extension at second floor level, single storey side extension at first floor level and installation of new door to dwelling house (Class C3). The application was subsequently withdrawn. (Ref: 2010/5734/P)

2012- Permission **granted** for the erection of a single storey extension at roof level to the existing single dwelling house (Class C3). Ref: 2011/4859/P)

24/07/2013- Permission **granted** for the erection of an external lift shaft from ground to second floor level as an amendment to planning permission granted 13.01.2012 (Ref: 2011/4859/P) for the erection of a single storey extension at roof level to the existing dwelling house (Class C3) (Ref: 2012/2618/P)

All other applications in connection with the site relate to works to trees.

Relevant policies

LDF Core Strategy and Development Policies

Core policies

CS5 – (Managing the impact of growth and development)

CS13 – (Tackling climate change through promoting higher environmental standards)

CS14 – (Promoting high quality places and conserving our heritage)

CS15 – (Parks, open spaces and biodiversity)

Development Policies

DP22 – (Promoting sustainable design and construction)

DP23- (Water)

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

DP26 – (Managing the impact of development on occupiers and neighbours)

Camden planning Guidance 2011 phase

CPG 1- Design: Chapters 1, 2, & 4

Assessment

Proposal:

The applicant seeks to retain a window that has been installed at second floor level on the side (south-western) elevation of the single family dwelling house.

The key issues to consider are:

- The impact on the character and appearance of the host building and conservation area; and
- The impact on amenity

Impact on the character and appearance of the host building and conservation area

The window that has been installed aligns with the existing window located at first floor level in the location. It is timber framed and reflects the design and proportions of the existing window located on the side elevation at first floor level. It is therefore considered that the proposal is in keeping with the existing townscape and serves to preserve and enhance the character and appearance of the host building and conservation area and therefore no design issues are raised.

Amenity:

An objection has been raised in regards to overlooking and the loss of privacy by virtue of the proposal. The objectors premises is located approximately 42.1m away from the application site and as such it is considered that the proposal would not significantly affect existing residential amenity by way of creating additional overlooking or the loss of privacy.

Recommendation: Grant planning permission