

Delegated Report		Analysis sheet		Expiry Date:	09/07/2013
		N/A		Consultation Expiry Date:	13/06/2013
Officer			Application Number(s)		
Sam Fowler			2013/2648/P		
Application Address			Drawing Numbers		
83-93 Fellows Road London NW3 3JT			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a roof extension across the entire terrace of houses from 83-93 Fellows Road (odd nos. incl.)					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	176	No. of responses	27	No. of objections	07
			No. electronic	00		
Summary of consultation responses:	<p>Advertised: 23/05/2013, expiry: 13/06/2013 Site notice: 17/05/2013, expiry: 07/06/2013</p> <p>The letters of objection stated that the proposed development:</p> <ul style="list-style-type: none"> • Is of a poor design, which would be to the detriment of the character and appearance of the building and surrounding area. • Would cause an undue impact to the residential amenity of neighbouring properties, in terms of loss of sunlight and loss of privacy • Would cause significant disturbance to neighbouring properties in terms of noise during construction <p>18 letters of support were also received.</p>					
CAAC/Local groups comments:	<p>Elsworthy CAAC: Object to increased height and bulk of proposed new floor to roofs. The glazed, industrial, cabin style additions look cumbersome and do not blend sympathetically with the verticality of the existing architecture in this domestic terrace</p>					

Site Description

The subject site is located on the southern side of Fellows Road, and consists of 6x three storey terrace dwellings. The site forms part of a larger area known as the Chalcot Estate, which was granted permission for development in 1965. Several other groups of terraced dwellings are located to the south and west of the site, between Fellows Road and Adelaide Road, and the predominant pattern of development surrounding the subject properties consists of three storey dwellings. The Belsize Park Conservation Area is located to the north of the site.

The detailed design of the dwelling comprises of a front door opening on to Fellows Road, a pair of windows located at first and second floor to the front and rear, and due to ad hoc additions to the dwellings, no predominant pattern of development to the ground floor level to the rear. The dwellings all have a flat, unaltered, roofline at the same height.

Relevant History

15499

The erection of 5 terraces of three-storey houses, comprising 36 houses in all with integral garages, and open car parking for 14 cars on Blocks 11, 12, 13, 14 & 15 of the Quadrangles, Chalcot Estate, Fellows Road, N.W.3.

Granted, 18/04/1973

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

3.5 (Quality and Design of Housing Developments)

7.4 (Local Character)

7.6 (Architecture)

LDF Core Strategy and Development Policies

CS1 Distribution of growth

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

DP2 Making full use of Camden's capacity for housing

DP19 Managing the impact of parking

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance

Camden Planning Guidance 2011

CPG 1 Design

CPG 2 Housing

CPG 6 Amenity

Assessment

Proposal:

The proposal would involve a roof extension to accommodate a new floor to provide an additional space to the block of 6 terraced dwellings. The additional floor would be of a modern design, with predominantly glazed walls to the front and rear elevations. The roofline would be flat, thus matching

the existing roofline, and pairs of rooflights are proposed within each individual dwelling's roofline. The additional space within the roofline would vary from dwelling to dwelling, but would mainly be used as additional bedrooms.

Assessment:

The main considerations for assessment are:

- Principle of a roof extension / additional floor
- Design / Impact on Conservation Area
- Impact on amenity of adjoining residents
- Other issues

Principle of a roof extension / additional floor

Under Camden Planning Guidance 1 – Design (CPG1) it states that:

5.7 Additional storeys and roof alterations are likely to be acceptable where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

In this instance, the proposal is considered to be unacceptable. This set of terraced dwellings forms a part of the larger Chalcot Estate, and architecturally these are predominantly sets of three storey terraced dwellings. It is therefore noted that as the proposed development would be adding an alien addition to a set of 6x terraced dwellings, which are located within a larger group of similar buildings with relatively unaltered rooflines, it would not be reuniting the group of buildings or the townscape. In addition, the development would not retain the overall integrity of the roof form, and there is not a variety of additions which create an established pattern where this development would not cause additional harm. Therefore the proposal is considered to be unacceptable in principle, and for this reason it should be refused.

Design and appearance

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

Under 5.8 of CPG1, it states that:

5.8 A roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene:

- There is an unbroken run of valley roofs;
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design;
- Buildings or terraces which already have an additional storey or mansard;
- Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;
- Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;
- Buildings whose roof construction or form are unsuitable for roof additions such as shallow

pitched roofs with eaves;

- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;
- Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;
- Where the scale and proportions of the building would be overwhelmed by additional extension.

As stated above, it is considered that proposed developments which add to complete terraces that are largely unimpaired by extensions or alterations would be unacceptable. In this instance, the existing terrace has been unaltered, and the proposed development would therefore be contrary to the guidance above.

In addition, the proposed development would be introducing an additional floor that, due to its predominant level of glazing, would fail to match the detailed design of the existing buildings. The subject property is in a highly prominent location within the public realm, and it is considered that a roof extension of this design and extent of glazing would introduce an unsympathetic and incongruous addition, which would unbalance the architectural composition shared with the neighbouring groups of terraced dwellings. In addition to the larger surrounding area, the proposed development would therefore also fail to appear subordinate to the host dwellings.

As the proposal is considered unacceptable in terms of its design and impact on the character of the host building, the surrounding properties, and the street scene, as well as the larger Chalcot Estate and the setting of the neighbouring Belsize Park Conservation Area, then it fails to meet the aims and objectives of core policy CS14 and development plan policies DP24 and DP25 of the LDF.

Standard of Accommodation:

The overall accommodation is considered to be acceptable and no objection is raised to its overall standard.

Impact on neighbours:

It is noted that there is roughly a 17m separation distance between the subject group of terraced dwellings and the neighbouring group of dwellings at Huson Close. Upon review of the application, it was also noted that the development would break a notional 25 degree line taken from the sill of the habitable windows within the rear elevation of these properties along Huson Close. Therefore in the absence of a Daylight/Sunlight study, the proposal is considered to be contrary to DP26 - Managing The Impact Of Development On Occupiers And Neighbours.

Conclusion:

The principle and detailed design of the proposed development are considered to be unacceptable in terms of the negative visual impact and its intrusion on the streetscene. The proposal is not considered to be respectful of the integrity of the existing roof form or the main building and would result in an overbearing, visually intrusive feature in the street scene, causing unacceptable harm to its character and appearance and that of the surrounding by means of its design, height, size and bulk. In addition, it has not been demonstrated that the proposal would not cause undue harm to the residential amenity of the neighbouring properties, in terms of loss of daylight/sunlight. The proposals would therefore be contrary to core policy CS14 (Promoting high quality places and conserving our heritage) and development policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours).