

<b>Delegated Report (Members' Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>21/12/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>06/12/2012</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2012/5789/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
5 Fitzroy Close London N6 6JT				See 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>							
Renewal of planning permission 2009/4343/P granted 03/11/2009 for the erection of a new glazed and rendered rear addition at roof level including creation of two roof terraces; a two-storey side extension on eastern elevation; and a full height glazed front entrance to dwellinghouse. (Class C3)							
<b>Recommendation(s):</b>		<b>Grant Renewal of Planning Permission</b>					
<b>Application Type:</b>		<b>Renewal of Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site notice 02/11/2012-23/11/2012 Press advert 15/11/2012-06/12/2012  No responses received					
<b>CAAC/Local group comments:</b>		<b>Highgate CAAC object:</b> Objected strongly to the 2009 scheme, still considered to have a detrimental effect on the Conservation Area, out of character with its surroundings and over large.  <u>Officer comment:</u> The application is for a renewal of planning permission, the design has not changed. The Council's policies and guidance have not significantly changed.					
<b>Site Description</b>							
The application site comprises a detached single family dwelling constructed during the late 1980's. It is constructed from brick with a tiled hipped roof, tiled porch and wooden window frames. The property is centrally located within its plot with a front garden of approximately 310sqm and rear garden area that measures approximately 140sqm. The front garden is enclosed by a raised boundary wall fronting onto Fitzroy Close. The rear garden is also enclosed by a brick boundary wall that measures approximately 3m in height.							
The site is located on the north side of Fitzroy Close at the end of a cul-de-sac of five detached single-family dwellings. The site is bounded to the north and east by the substantial grounds to the Grade II							

listed no. 10 Fitzroy Park. To the west lies no. 3 Fitzroy Close, a detached single family dwelling. To the south lie the grounds of Heathfield Park that comprises two detached residential dwellings (Heathfield Park and The Cottage). The site is accessed from Merton Lane. Hampstead Heath lies to the south west and the north west of the site.

The site is within the Highgate Conservation Area and is considered to make a neutral contribution to the character and appearance of the Conversation Area. It is also within a designated area of Private Open Space (Site no: 168 - Fitzroy Farm and Heathfield Park).

### **Relevant History**

2009/4343/P Erection of a new glazed and rendered rear addition at roof level including creation of two roof terraces; two-storey side extension on eastern elevation and full height glazed front entrance to dwellinghouse. Granted 03/11/2009

2005/4621/P Erection of a new glazed and rendered rear addition at roof level; two roof terraces; two-storey side extension on eastern elevation; and full height glazed front entrance on dwelling house. Granted 16/02/2006

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance 2011**

#### **Highgate Conservation Area Appraisal and Management Strategy**

#### **NPPF 2012**

### **Assessment**

#### **1 Proposal**

1.1 The applicant seeks to renew planning permission for the erection of a new glazed and rendered rear addition at roof level, including the creation of two roof terraces following the removal of the roof; a two-storey side extension to the eastern elevation and a full height glazed front entrance to dwellinghouse. (2009/4343/P).

1.2 The LDF was adopted in 2010 replacing the Replacement Unitary Development Plan of June 2006. Although the policies have now changed in content and wording, they are not considered to be significantly different from the Replacement UDP policies in terms of design, open space and amenity.

1.3 Current Camden Planning Guidance was adopted in 2011, and is similar in its guidance on design and amenity to its previous incarnations. Highgate Conservation Area Appraisal and Management Strategy was adopted in December 2007 and was in place at the time planning permission was granted for the 2009 scheme.

1.4 The application for renewal is identical to a previously approved scheme which was granted planning permission on 16/2/2006 (2005/4621/P). This scheme was assessed against the policies in the adopted UDP (2000) and the revised deposit draft UDP policies (May 2004). These revised policies were adopted as part of the replacement UDP 2006. Therefore, this scheme has previously been approved twice by the Council.

1.5 The main issues are whether the scheme now accords with current LDF policies on:

- Design
- Open space
- Neighbour amenity

## 2 Design

### *Roof and front extension*

- 2.1 The proposal involves removing the existing hipped roof and replacing it with a flat roof with an extension to rear of the new roof. A full-height, glazed structure on the front elevation would extend from ground level to the roof and would link to the proposed extension to the rear. The rear roof extension would provide access to each of the terraces to the north and south sides on the roof. The overall bulk and massing of the existing roof would be lost with the new flat roof; however the total height of the new roof extensions would be 1.1m taller than the existing building. The roof terraces form an integral part of the overall alterations to the property, with 0.6 metre-tall glazed balustrades fitted to the four sides of the house.
- 2.2 The high boundary wall around no.10 Fitzroy Park screens views south and east to the house from the public realm. Therefore the glazed box-like extension to the rear of the roof would only be visible from neighbouring properties or obliquely from Fitzroy Close itself.
- 2.3 The full-height glazed element on the front elevation would not be visible in short or long views from Hampstead Heath due to the sloping topography of the Heath in the immediate vicinity, the extensive belt of trees along the south of Fitzroy Park and the low setting of the site at the end of Fitzroy Close. This front addition would therefore only be fully visible from the public realm in views outside the front of the house at the end of the Fitzroy Close. The roof additions were previously considered acceptable in principle as they were not considered to harm the character and appearance of the Highgate Conservation Area.
- 2.4 The Close is characterised by detached houses. Number 5 was designed in the same style as numbers 3 and 4 and is considered at best to make a neutral contribution to the Highgate Conservation Area. The roof alterations and extensions at front and rear would only be readily apparent to visitors to the far end of the Close from Fitzroy Park, and would distinguish the house from its immediate neighbours by building on the precedent for contemporary detached house design in the Close.

### *Side extension*

- 2.5 The two storey rendered and glazed side extension to the north side of the house is considered to be a subordinate and modest extension. It faces a large open space in the rear garden of 10 Fitzroy Park and would be over 50 metres from the nearest habitable room in that property. It would not be visible from the public realm due to its position to the side of the house away from the Close. It is considered acceptable in terms of design and conservation and would not have an adverse impact on the privacy of occupants in the dwelling behind. The colour of the render was changed from white to a mid-grey colour (Dulux 50BG 63/014) to help it blend in with the surrounding vegetation.
- 2.6 The new element would not be visible from Hampstead Heath by virtue of the change of levels, thick foliage and the houses along Fitzroy Park masking the view. It is possible a small glimpse view could be made through the back gardens of 4 and 3 Fitzroy Close from a small stretch of Fitzroy Park. Otherwise the only other view from the public realm will be from Fitzroy Close itself. The proposal was therefore not considered harmful to the Highgate Conservation Area.
- 2.7 In conclusion, the alterations and extensions in the original application were not previously considered to be harmful to character or appearance of the host building or conservation area;

as the thrust of new LDF policies and associated planning guidance are not significantly different to their predecessors, it is still considered that the proposal is acceptable in design terms.

### **3 Impact on Private Open Space**

- 3.1 Policy CS15 states that permission will only be granted for development on Private Open Space if it is development ancillary to a use taking place on the land. Furthermore development should be small in scale and not detract from the openness of the open space.
- 3.2 These properties and their gardens are not accessible to members of the public for general enjoyment or recreation and are used solely for residential purposes. It was considered that the design and scale of the proposed extensions ensured that the overall character of the surrounding landscape was retained. As the policy CS15 for the protection of open space is not significantly different to the previous UDP policies, it is still considered that the development would not cause harm to its wholeness, appearance and setting of this private open space.

### **4 Amenity**

- 4.1 The previously approved schemes were considered acceptable in terms of their impact on the amenity of the surrounding residential properties subject to conditions being attached for further details to be submitted relating to the southwest roof terrace. It is considered that no material changes have occurred to the neighbouring building at no. 3 that are considered relevant when assessing this application. Given that the current proposal has not changed from the previously approved schemes, the proposal would still be considered acceptable in terms of its impact on the amenity of the adjoining residents. The same condition would be attached relating to the details of the roof terrace to be submitted to any planning permission to continue to protect the amenity of the adjoining residents.
- 4.2 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

### **5 Recommendation: Grant renewal of Planning Permission**

#### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 10<sup>th</sup> December 2012.  
For further information please click [here](#).