

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		24/07/2012	
		N/A		Consultation Expiry Date:		05/07/12	
Officer				Application Number(s)			
Angela Ryan				2012/2618/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)							
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)							
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	3	No. of objections	3
				No. Electronic	0		
Summary of consultation responses:		<p>A site notice was displayed from 08/06/12 to 29/06/12 and a notice published in the local press on 14/06/12 which expired on 05/07/12. Three letters of objection has been received from the owners of Sunbury (piece of open land located to the rear of the site), and the occupiers of 1 Fitzroy close and 49 Fitzroy park. A summary of the objections are as follows:</p> <ul style="list-style-type: none"> - Additional bulk and massing - Visual amenity as the lift shaft can be viewed from the road (Fitzroy Park) - The proposal will not serve to preserve and enhance the character and appearance of the conservation area -The lift shaft would present an incongruous feature in the existing townscape <p>(Officer's response: In respect to the above issues raised see section 2 of this report)</p> <p>- Loss of sunlight (Officer's response: See section 3 of this report)</p>					
CAAC/Local groups* comments: *Please Specify		<p>Highgate CAAC: Objects on the grounds that the application proposal sets an unacceptable precedent and would add to the over-dominance of the property once the second storey has been built. (Officer's response: See section 2 of this report)</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)

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

CPG 6- Amenity: Chapters 1, 6 & 7

Highgate Conservation Area Statement 2007

National Planning Policy Framework 2012

Assessment

1.0 Proposal:

1.1 The application involves an amendment to a previous planning permission granted in 2012 for the erection of a single storey extension at roof level. The amendment comprises the erection of an external lift shaft from ground to second floor level of the existing dwelling house. The lift is proposed to serve the new second floor once constructed. The previously approved extension will provide a gross external area of 70m² and will be approximately 1.2m high, 6.2m wide and 10m long, providing additional floor area measuring approximately 70m². As the principle of the single storey extension at roof level has already been agreed by virtue of the previous permission, the assessment of this application will be limited to the impact of the proposed external lift shaft.

1.2 During the course of the application the scheme has been amended to reduce the height of the lift over-run by 0.7m in order to ensure that it does not exceed the height of the main roof of the house once the single storey addition has been built.

1.3 The main issues for consideration are:-

- The impact of the development on the character and appearance of the host building and the conservation area;
- The impact of the development on the amenity of adjoining and surrounding neighbours
- Transportation

2.0 impact of the development on the character and appearance of the host building and the conservation area:

2.1 The application site is a small two storey detached red brick house with a tiled roof that was built in the 1970s/1980s. Given the slope of the Close, rising up due south-west to south east, each property is higher than the next and in essence forms a hierarchy of roof levels. The conservation area statement says that many diverse historic rooflines are retained which are important to preserve. Fundamental changes to the roofline, such as insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable.

2.2 Objections have been raised in respect of the additional mass and bulk of the lift shaft in addition to the second floor extension that was previously granted approval. The proposed extension is considered to be a modest addition and is proposed to be 1.6m wide, 1.6m long and 8.7m high, with a gross external footprint of 2.5m². It will be located on the rear (north west) elevation of the building however, due to the height of the existing side boundary treatment the side (south-western) elevation will be visible from some vantage points along Fitzroy Park. The lift shaft will be constructed of brickwork that matches the existing house and would therefore be in keeping. The vertical emphasis of the lift shaft is also considered to be consistent with the existing tower feature located on the front elevation of main house, and will be designed so that the ridge of the roof would be integrated within the roof slope of the proposed single storey addition and would therefore retain the overall integrity of the roof form. As such the proposal is considered to be discreet in nature, given that it is located on a minor façade and set back from the front, rear and side boundaries and would not present an overly-large, dominant feature on the existing building.

2.3 The proposal is considered to be architecturally sympathetic to the character and appearance of the host building and would retain the overall integrity of the roof form. Therefore it is considered that the development would not be harmful to the architectural integrity of the host building or the character and appearance of the conservation area.

3.0 Amenity

3.1 Objections were also raised in respect of the loss of sunlight to no.3 Fitzroy close. The extension will be set back approximately 3.5m away from the rear boundary therefore it is not envisaged that it would result in a significant loss of light to the existing tennis courts the face the rear of the application site. Given that the court bounds the application site to the north and west it will not benefit from sunlight in the early morning but will benefit from sunlight in the evenings. It is considered that the proposal will not have any significant impact on the current levels of light.

3.2 The site is within an area that is susceptible to flooding however, given that no excavation is involved it is envisaged the proposal would not have any significant impact on land stability.

4.0 Transportation:

4.1 There are a few developments that are currently under construction within the vicinity of the application site, however, no objections have been raised in respect of adverse impacts from construction traffic and as such it is considered that a Construction Management Plan is not required in this particular instance.

Recommendation: Approve

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd July 2012. For further information please click [here](#).