

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/05/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		26/04/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/1515/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
19 FITZROY ROAD LONDON NW1 8TP				Refer to 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>							
Erection of a double-height infill side/rear extension as a replacement of existing conservatory and associated alterations to dwelling (Class C3)							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press notice published from 05/04/2012 to 26/04/2012. Site notice displayed from 27/03/2012 to 17/04/2012.  No response.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Primrose Hill CAAC: No objection but request a condition to mitigate any potential light pollution.					

## Site Description

The application site relates to an end-of-terrace 4-storey (including basement) Victorian house, located on the east of Fitzroy Road, within the Primrose Hill conservation area. The property is not listed but is identified as building which makes a positive contribution to the character and appearance of the conservation area and is subject to an article 4 direction removing some permitted development rights.

## Relevant History

**2009/5151/P:** pp **granted** for additions and alterations to include the erection of mansard roof extensions to dwellings and flats at 19 to 29 Fitzroy Road and 26 to 36 Fitzroy Road (Class C3).

## Relevant policies

### The London Plan

#### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

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)

#### Primrose Hill Conservation Area Statement 2000

#### Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

## Assessment

### Proposal

The proposal is for the erection of a double height glazed infill extension to the side of the existing two storey back-addition. The proposed extension would match the depth and height of the existing back-addition and would feature a shallow pitched roof sloping away from the main body of the house. It would comprise powder coated steel framed windows and doors and would replace an existing single-storey conservatory.

It is also proposed to remove an existing metal staircase and the introduction of two steel framed windows at the rear of the back addition at basement and ground floor level.

### Main planning considerations

The main issues to be considered are:-

- a) design and impact on the appearance of the building and on the character and appearance of the conservation area; and
- b) neighbouring amenity.

### Policy considerations

Policy DP24 states that development should be of the highest standard of design and should consider the character, setting, context and form and scale of neighbouring buildings; and the character and proportions of the existing building. Paragraph 24.7 states that development should consider:

- The character and constraints of its site;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- its contribution to public realm, and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

Para. 24.13 states that "*Extensions should be subordinate to the original building in terms of scale and*

*situation, unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions."*

Policy DP25 states that within conservation areas the Council will only permit development that preserves or enhances the character and appearance of the area. The Council will also take account of conservation area statements, appraisals and management plans when assessing applications within conservation area.

The Primrose Hill Conservation Area Statement states that:

*"Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.*

*Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.*

*Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building".*

### **Design and appearance**

The host building forms the end of a terrace of Victorian properties which although of similar design has experienced some substantial variations at the rear, as is evident by the existing full-width two-storey extensions adjacent to the application's site at nos. 21, 23 and 25. The rear of these properties is not visible from the public realm. However, these extensions are considered to be insensitive alterations within the current policy framework. There is no record for any of these three extensions and their construction seems to date from the 1970s and 1980s. These are poorly conceived and either predate conservation area controls or current legislation and guidance. No other examples of 2-storey full-width extensions appear to be in other properties further along Fitzroy Road.

In general terms, approximately half of the sub-terrace of six properties to which the application site belongs has largely retained its original composition above basement level and the premise should therefore be to preserve this integrity as far as possible. Full width, two-storey extensions are not the established character of the rear of this terrace and the proposed extension to the rear of no. 19 would further comprise the rear elevation of the terrace, by infilling the traditional lightwell recess and creating a bulky full-width rear extension which would not subordinate to the existing building, contrary to policy and guidance.

The existing building has a single storey conservatory infill at basement level. Whilst the ground floor rear window has been replaced by an unsympathetic window, the proposed scheme would obscure this elevation and the extension would be distinctly modern in appearance comprising a steel and glazed structure. This would be a distinct contrast with the simple solid to glazing ratio and form of the existing building.

Camden planning guidance states that full width rear extensions will be strongly discouraged as they can dominate the building in terms of bulk and obscure original features. It is considered that by virtue of its height and detailed design the proposed extension would poorly relate to the simple form, proportions and character of the building as well as the wider terrace and it would appear overly dominant.

No objections are raised to the removal of the metal staircase or the introduction of two new windows of a different design at the rear of the existing back-addition as no original features would be removed.

### **Residential Amenity**

It is considered that the extension would not be detrimental to the amenities of occupiers of neighbouring properties. The extension would be set between the existing adjoining two-storey extension and the application properties own back-addition and therefore would not block daylight or sunlight to neighbouring windows. The level of overlooking between properties, gardens and terraces within this area is already considerable and therefore it is considered that the proposed increase in glazed areas at no. 19 would not adversely effect the amenities of neighbouring residents to a detrimental level that would warrant refusal of the application on amenity grounds.

**Conclusion**

The proposed addition would not be subordinate to the main building in terms of its scale, height and proportion. In this regard it would not be in keeping with the appearance of the building or the character and appearance of the conservation area. For these reasons the conservatory is considered to be contrary to policies DP24 and DP25.

**Recommendation: Refuse planning permission**

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