

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>12/10/2011</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>29/09/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2011/4153/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
51 Fitzroy Park London N6 6JA				Please refer to 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>							
Amendments to planning permission (ref: 2009/1579/P) granted on the 21/12/2009 for the construction of a two storey residential dwelling with lower ground floor and associated landscaping. Amendments to include extension of ground floor terrace area and new door associated with this, repositioning of rooflight on ground floor terrace, new small rooflight on first floor flat roof and reduction in size of rooflight on main roof, addition of two internal flues discharging at roof level, new window and recessed metal panel on west elevation, use of stone and brick on part of the west elevation, use of stone on south elevation and variations to timber and glass at first floor level, introduction of small ventilation windows, and use of stone on east elevation.							
<b>Recommendation(s):</b>		<b>Grant planning permission subject to S106 Legal Agreement</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>06</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice erected on the 31/08/2011 allowing comment until the 21/09/2011 & press notice installed in the Ham&High allowing comment until the 29/09/2011.  <b>49 Fitzroy Park</b> – No concerns about the proposed amendments as they currently stand.					
<b>CAAC/Local groups comments:</b>		<b>Highgate Village CAAC</b> – no comments received.					
<b>Site Description</b>							
The site is located to the southwest of Fitzroy Park which is a private road. The site comprises a two storey single family dwelling house constructed in the 1950s. The site is located on private open space known as 'Fitzroy Open Space' a large space adjacent to the eastern edge of Hampstead Heath. There are four trees protected by Protection Orders on the site. The site is in the Highgate Village Conservation Area and is not listed.							
<b>Relevant History</b>							
21/12/2009 - <b>p.p. &amp; CAC granted (2009/1579/P &amp; 2009/1581/C)</b> for the 'Construction of a two storey residential dwelling with lower ground floor and associated landscaping following the demolition of existing two storey residential dwelling (Class C3)'							

23/12/2010 – **Submission of details (landscaping, tree protection, travel plan and green roof details)** (2010/0011/P) pursuant to Conditions 3,4,5 and 6 of planning permission granted 21/12/2009 (reference 2009/1579/P) for the construction of a two storey residential dwelling with lower ground floor and associated landscaping following the demolition of existing two storey residential dwelling [currently being determined]

10/03/2011 – **p.p. granted (2011/0097/P)** for amendments to planning permission 2009/1579/P granted on 21 December 2010 for construction of a two storey residential dwelling with lower ground floor and associated landscaping following the demolition of existing two storey residential dwelling (Class C3). Amendments include revision to the building location, repositioning of rooflight to terrace, incorporation of drainage corridor at lower ground floor level and internal alterations at lower ground floor level.

### **Relevant policies**

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

##### Core strategies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

##### Development policies

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 Village Conservation Area Statement**

### **Assessment**

**Proposal** – Planning permission (2009/1579/P) was approved on the 14/05/2009 for the 'construction of a two storey residential dwelling with lower ground floor and associated landscaping following the demolition of existing two storey residential dwelling (Class C3)'. Further to this planning permission (2011/0097/P) was approved on the 10/03/2011 for an amendment to the approved scheme to reposition the building, alterations to a terrace and the inclusion of a drainage corridor. Works have begun on site but have not been completed.

Permission is now sought to make an amendment to the original planning permission (2009/1579/P) as amended on 10/03/2011 (2011/0097/P) to include the following;

- Extension of ground floor terrace area through provision of small balcony on east elevation and new door associated with this.
- Repositioned rooflight on ground floor terrace, new small rooflight on first floor flat roof and reduction in size of rooflight on main roof
- Two internal flues which discharge at roof level
- New window on west elevation and recessed metal panel above
- Use of stone on part of the west elevation (instead of timber cladding) and use of brick (instead of glass door)
- Use of stone at ground floor level on south elevation (instead of glass door and concrete) and switched timber and glass relationship at first floor level with small ventilation windows added behind cladding
- Use of stone on east elevation (previously stone/timber cladding indicated)

All other matters are identical to that granted on 14/05/2009 as part of 2009/1579/P. Since this point in time the Unitary Development Plan 2006 has been replaced with the Local Development Framework 2011 and the Camden Planning Guidance 2006 updated with the Camden Planning Guidance 2011. However as the thrust of policy and guidance in relation to this application has not changed and given works are already underway to implement this permission these issues do not need to be revisited now.

**Design** - It is considered that the revisions to the ground floor roof terrace including the installation of a new door, the additions and alterations to rooflights on the ground floor terrace, first floor and main roof are acceptable and do not raise any design issues. The proposed internal flues discharging at roof level but would not be very visible and are considered acceptable. The new window on the west elevation at ground floor level would not alter the appearance of the approved building and is acceptable.

The proposed revisions to the façade treatment including use of stone in place of concrete and timber cladding, the use of brick in place of a glass door and the revisions to the arrangement of timber and glass at first floor level would not harm the character and appearance of the approved building. It is considered that the revisions would be acceptable and would not have a detrimental impact on the character and appearance of the host

building or the wider conservation area. It is therefore considered that these revisions are acceptable.

**Amenity** – The ground floor terrace is surrounded by a high boundary wall therefore its enlargement would not harm the amenity of any neighbouring occupiers. The additional door and window are all located at ground floor and would not harm the level of privacy or overlooking in comparison to the approved scheme.

The proposed household flues are not commercial and are of a small scale located at roof level. It is considered that these additions would not have a detrimental impact on the amenity of any neighbouring occupiers.

The revisions to the façade treatment would have no impact on the amenity of the neighbouring occupiers in comparison to the approved scheme and are considered acceptable.

**Recommendation** – Grant planning permission

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