

Delegated Report		Analysis sheet		Expiry Date:		24/12/2010	
		N/A / attached		Consultation Expiry Date:		17/12/2010	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2010/5822/P			
Application Address				Drawing Numbers			
8 Fitzroy Road London NW1 8TX				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
				Tina Garratt			
Proposal							
<p>Minor material amendments including change of use of Building A to ancillary to main residential dwelling, alterations to façade of Buildings B & D, alterations to size and location of building F including provision of bicycle and refuse storage, extending gantry and additional bridge at first floor, installation of sedum roof on Building E, internal alterations to locate office unit on basement and ground floor levels and reconfiguration of house layout to planning permission granted subject to a section 106 legal agreement on 07 July 2009 (ref: 2009/0084/P) for alterations and addition of a new basement extension in connection with the change of use of the building (currently Class B1 and B8 use) to create 2 x residential units (1x 5-bedroom house and 1x 1-bedroom flat) (Class C3) and 1x office unit (Class B1).</p>							
Recommendation:		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	43	No. of responses No. electronic	01 01	No. of objections	01

<p>Summary of consultation responses:</p>	<p>A site notice was displayed from 05/11/2010 to 26/11/2010.</p> <p>The occupiers of Basement and Ground Floor Flat 139 Gloucester Avenue raised the following concerns:</p> <ul style="list-style-type: none"> • They object any works, including scaffolding, that make use of their garden. • The use of windows on the rear wall of Building B would impinge their privacy. • The proposed rooflights on the roof of Building B would affect their light and privacy. • Given the noise during the construction they want to be informed of the precise days and hours of construction works.
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Primrose Hill CAAC objected to the proposal. In summary, the grounds of their objection are:</p> <ul style="list-style-type: none"> • The proposed alterations to the fenestration detailing of the buildings would harm the industrial character of this backland development. • Alterations to Building E including removal of the north-east post and the proposed sedum roof would undermine the architectural integrity of this timber structure. • The proposed alterations to the elevations of Buildings B and D would be oversimplifications of the existing fenestrations which would destroy much of the historic character of this group of buildings. <p>English Heritage in their comments to the approved scheme (ref: 2009/0084/P) supported the substantial retention of the existing buildings.</p>

Site Description

8 Fitzroy Road/Chalcot Yard comprises a set of buildings arranged around a rectangular courtyard forming a backland site and accessed through a narrow alleyway under no. 10 Fitzroy Road in the Primrose Hill Conservation Area. These buildings were originally constructed to form a builder's yard, presumably to aid the construction of the surrounding residential terraced properties.

Low storey industrial/ancillary buildings clustered around enclosed courtyards, which are accessed from the main highway by a narrow alley are identified as characteristic features found in the local area. The Primrose Hill Conservation Area Statement identifies the entire site as making a positive contribution to the character and appearance of the Conservation Area. Each of the buildings within the site is included in this designation. A map of 1875 shows the yard in its current form except for the existing timber store which was constructed between 1894 and 1914.

The yard adjoins a terrace of Grade II listed early Victorian properties to the west and south western corner of the site, which front onto Chalcot Square.

Relevant History

Original Planning Permission:

2009/0084/P – Planning permission was granted on 07/07/2009 (subject to S106) for the alterations and addition of a new basement extension in connection with the change of use of the building (currently Class B1 and B8 use) to create 2 x residential units (1x 5-bedroom house and 1x 1-bedroom flat) (Class C3) and 1x office unit (Class B1).

The following non-material amendments to the original planning permission were granted on 19/10/2010:

2010/5017/P – Sedum roof cover above flat roof of building A

2010/5028/P - Alterations to front elevation of building C

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

- CS1 – Distribution of growth
- CS5 - Managing the impact of growth and development
- CS6 – Providing quality homes
- CS8 – Promoting a successful and inclusive Camden economy
- CS11 – Promoting sustainable and sufficient travel
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 - Promoting high quality places and conserving our heritage
- CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity
- CS16 – Improving Camden’s health and well-being
- CS17 – Making Camden a safer place
- CS18 – Dealing with our waste and encouraging recycling
- CS19 – Delivering and Monitoring the Core Strategy

Development Policies

- DP1 – Mixed use development
- DP2 – Making full use of Camden’s capacity for housing
- DP5 – Homes of different sizes
- DP6 – Lifetime homes and wheelchair homes
- DP13 – Employment sites and premises
- DP16 – The transport implications of development
- DP17 – Walking, cycling and public transport
- DP18 – Parking standards and the availability of car parking
- DP19 – Managing the impact of parking
- DP21 – Development connecting to the highway network
- DP24 - Securing high quality design
- DP25 – Conserving Camden’s Heritage
- DP26 - Managing the impact of development on occupiers and neighbours
- DP28 – Noise and vibration
- DP29 – Improving access

Camden Planning Guidance (2006)

Primrose Hill Conservation Area Statement

Assessment

Proposal

The proposal is for some minor alterations to the approved scheme (ref: 2009/0084/P) and it has been amended since it was originally submitted to include timber shutters to Buildings B and D. The alterations would be:

- ancillary residential use of Building A to the single dwelling house;
- alterations to façade of Buildings B and D including insertion of largely glazed full height windows and sliding timber shutters;
- rearrangement of rooflights and void area on the roof of Building B.
- installation of sedum roof on Building E;
- alterations to size and location of building F including provision of bicycle and refuse storage;
- extending gantry and additional bridge at first floor; and
- alterations to internal layouts to relocate office unit on basement and ground floor levels and to improve internal circulations to the habitable rooms of the single dwelling house.

Design and Appearance

The yard forms an important part of the settings of adjoining terrace of Grade II listed early Victorian properties which front onto Chalcot Square and its features are considered to reflect the local characteristic of the area. The original application (ref: 2009/0084/P) approved the replacement of the existing timber multi-pane windows in Building D with industrial style multi pane crittal windows which was considered to enhance the overall character and appearance of the building. Consent was also granted for the increase in scale of some of the windows in Building B but nevertheless the windows retained their industrial style appearance with transoms and mullions.

Policy DP25 states the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area. Unless exceptional circumstances are shown this policy also aims to protect the total or substantial demolition of the unlisted buildings which make a positive contribution to the appearance and character of the area. In terms of design the main consideration is whether the proposed alterations to the approved scheme would detract from the local characteristics of the buildings which contribute positively to the appearance and character of the conservation area.

Alterations to Building B: This building encloses the courtyard on the northern side. It runs the full length of the rear garden boundary of nos. 137-149 Gloucester Avenue. The 2-storey brick built building comprises timber floor joists and roof trusses with a prominent hipped slate roof. Despite the dilapidated state of the building, its form and style, in particular its large multi pane windows, gives it a distinct industrial/studio character. The proposed windows and doors on the front/principle elevation of Building B would have large panes of glazing without any mullions and therefore they would not reflect the industrial character of this building and the wider site.

There may be scope for creating larger window openings in Building B by dropping the cills, as was previously approved for some of the openings, but it is imperative that the windows retain solid brickwork beneath and transoms and mullions in order to retain the industrial character of the buildings and character of the site.

Alterations to Building D: This building is essentially the same as Building B, although smaller in length. Its roof has been removed and it is in a dilapidated state of repair although its front elevation retains its industrial/studio character, with multistock brick, timber window bressemeres, multi pane timer windows, with traditional loading doors. The rear wall of the building abuts the listed flank boundary wall of no.19 Chalcot Square. The proposed slated pitched roof to Building D would be similar to the approved scheme and would match Buildings B and C. However similar large doors and windows without any mullions that are proposed to Building are also proposed to be inserted to the front/principle elevation of Building D. Cumulatively these large panes of glazing to the principles elevations of both Buildings B and D would be a further deterioration of the industrial character of the wider site.

The timber shutters which are proposed on buildings B and D are also not considered reflective of the industrial use and character of the brick buildings to which they are proposed to be attached. Buildings B, C and D, which formed part of the original group of buildings are characterised by their brick façades, pierced by industrial style windows. Replacing the windows for larger panes of glass and introduction of timber shutters which would mask much of the brickwork is considered detrimental to the character of this group of buildings.

Alterations to Building E: This is an unusual and picturesque 3-storey timber framed store/workshop, currently used as storage by Butcher Plasterworks (since early 1970's); it is also located on southern side of the site adjoining the garden boundary of no. 19 Chalcot Square. A first floor bridge link connects it with Building B. A roof garden on building E was approved as part of the original application. It is proposed to install sedum roof system instead of a roof garden on Building E. This is considered to be acceptable in design terms and on its own would not significantly change the overall architectural composition of the approved scheme.

Alterations to Building F: This is a 2-storey timber framed lean-to timber store located against the garden boundary with no. 12 Fitzroy Road on the opposite side of the entrance passage. This small building makes little contribution to the character and appearance of the site. It is proposed to demolish approximately two thirds of Building F and remodel the rest of it to use the ground floor as enclosed bicycle and refused storage. The design and appearance of the proposed building F would be similar to Building E and is considered to be acceptable in design terms. Due to its small scale conservation area consent would not be required.

Alterations to gantry and bridge: The gantry is not an original structure and its replacement is acceptable in principle. It is proposed to extend the approved gantry around Building B up to Building A and replace the existing bridge to maintain access from Building B to Building E. Both the gantry and the bridge would be secured by glass balustrade. That part of the proposal is considered to be acceptable in design terms and on its own would not compromise the architectural composition of the approved scheme.

Consequently, the architectural composition of the proposed fenestration detailing to Buildings B and D would have been acceptable in design terms if the site did not have a special architectural interest in the conservation area. The pattern of existing windows at Buildings B and D and the ratio of solid to void i.e. brick to glass are very important element of the industrial character of the site. PPS5 practice guide, at paragraph 152, states that "doors and windows are frequently key to the significance of a building". It is vital that these buildings retain industrial style windows in order to retain their light industrial character in order to preserve the character of the buildings and the character of the conservation area. Whilst there may be a scope for larger glazing at ground floor level which is less visible and would allow additional light into this level, the upper floor windows should be of a more industrial style, with transoms and mullions.

Mix and Sizes of residential units

The applicant proposes to use the approved one bed unit (Building A) as ancillary to the main dwelling, without changes to the floor area or significant alterations to its layout. The unit would remain self-contained. The potential loss of a single unit is compliant with policy.

The first floor of the approved office unit would be added to the approved house. The new layout of the proposed house would not change the number of bedrooms but it would reduce the floor area by approximately 60sqm. The proposed 5-bedroom house would have a floor area of 667.3m² and would be still in excess of the floorspace required in the Camden Planning Guidance.

All the habitable rooms would have adequate natural ventilation. However one of the two bedrooms on the first floor of the proposed house which would be served by a rooflight would have a window area below the Council's recommendation in Camden Planning Guidance (at least 1/10 of the floor area of the room). The other bedroom on the first floor which would be served by two rooflights would have just about adequate external window area in accordance with the Council's recommendation. Given the house would be very spacious and the rest of the habitable rooms would be well lit it is considered that the proposed house would provide good living standards, and therefore comply with the Council's Residential Development Standards.

The new arrangements for the proposed residential and office units would not change the approved mix of the residential units and would comply with the aims of LDF policies CS6, DP2 and DP5.

Office Accommodation

The proposed office unit would be on basement and ground floor levels. The proposal would increase the floor area of the office unit by approximately 60sqm. Given the former use of the site the small increase in floor area of the office unit would be acceptable in land use terms. The increase in the office space would also not compromise the living standards of the proposed residential units.

The proposed three lightwells would provide some natural light and ventilation to the basement floor of the office unit. The proposed office accommodation would still be an improvement of the existing office accommodation on site which is of poor quality.

Residential Amenity of Neighbours

The proposed alterations would not result in an increase in the overall height or bulk of the building or rearrangement of the approved windows facing onto the adjoining sites and therefore would not result in a detrimental loss of daylight, sunlight or outlook of the surrounding properties.

Initial concerns regarding the loss of privacy raised by the adjoining neighbouring property. The proposed alterations would not change the arrangements of the approved windows facing onto rear of 137 and 139 Gloucester Avenue. As the openings for these windows already exist an objection to these windows cannot be sustained. Similarly the proposed rooflights on the roof of Building B would not be significantly different from the approved rooflights in terms of their size and positioning. Given the rooflights would be well above eye level and pretty much flush with the roofslope the proposed rooflights would not be likely to raise any overlooking or loss daylight to the neighbouring properties.

Other issues

- The proposed alterations would not have a detrimental impact on any of the adjacent trees.
- The proposed residential units would be capable of meeting the necessary Lifetime Homes criteria. However it appears from the proposed ground and first floor plans the separation between the office unit and the house have not been properly detailed. It appears it would be possible to access to the first floor level of the house via the office unit.
- The proposed alterations would maintain the approved schemes' sustainability measures.
- The proposed bicycle storage in Building F is considered to be adequate.
- The proposed car parking arrangements in Building E (garage) would be potentially be suitable for disabled users.
- The waste and recycling storage shown in Building F may not be adequate but the site has a capacity to accommodate more refuse stores.

Conclusion

The approved scheme was considered to broadly preserve the existing form, configuration, character and industrial appearance of the yard subject to the successful rebuilding/repair using appropriate material, detailed design and finished appearance.

As stated previously, it is important that the Buildings B and D retain their light industrial character and appearance. As well as their scale, it is considered that the windows play an important part in this. Cumulatively the proposed alterations to Buildings B and D by reason of the excessive size of the timber shutters and inappropriate design and detailing of the proposed large glazing panels would fail to enhance and preserve the light industrial character of the site which forms character of that part of the conservation area and would harm the architectural composition of the approved scheme. The proposal would be contrary to LDF policies CS14, DP24 and DP25. The rest of proposed alterations to the approved scheme would be minor and they are considered to be acceptable in design, land use and amenity terms.

Recommend: Refuse planning permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613