

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/03/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		17/02/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2010/0293/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
31 Fitzroy Road London NW1 8TP				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>							
Variation to planning permission granted on the 31/08/2007 (ref 2007/3072/P) for erection of a rear roof extension to residential unit (Class C3) by removal of velux windows and the inclusion of a dormer with sliding doors and Juliet balcony with glass balustrade, as well as replacement french doors to rear first floor terrace and a replacement conservatory at rear lower ground floor.							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<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>02</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<u>Objection 6 Primrose Hill Studios</u> Privacy would be seriously threatened by the roof extension.  <u>Officer's comment</u> No 6 Primrose Hill Studios is already overlooked by the upper floors to the rear of 31 Fitzroy Road, and there is an existing terrace at rear second floor level. Due to the height of the roof extension and the absence of a terrace it is not considered to make the existing situation noticeably worse.  <u>29 Fitzroy Road</u> Supports the application					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received					

## Site Description

The property is a four storey plus attic terraced house built in the late 19<sup>th</sup> Century. It is constructed from London stock brick with bay windows at ground and basement levels and a shallow pitched roof with overhanging eaves. It lies within the Primrose Hill Conservation Area and is listed as a building that makes a positive contribution to the conservation area. It is also subject to an Article 4 Direction.

## Relevant History

2007/3072/P Erection of a rear roof extension to residential unit (Class C3). Granted 31/08/2007

2007/2189/P Change of use and works to convert two flats into one single dwelling and replacement of windows and doors to the rear (C3) Granted 05/07/2007

PEX0000745 Erection of ground floor conservatory to rear. Granted 31/10/2000

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

### Camden Planning Guidance 2006

Extensions and alterations

Roofs and terraces

### Primrose Hill Conservation Area Statement

## Assessment

The proposal is for a variation to the existing permission for a roof extension comprising a rear mansard with rooflights, granted in 2007, by replacing the rooflights with a full width dormer and glass balustrading, and the replacement of an existing conservatory.

The main issues are the impact of the proposal on the host building, terrace and conservation area, and its affect on the amenity of adjoining occupiers.

### Roof extension

19 to 57 Fitzroy Road is made up of three smaller terraces separated by two narrow alleys leading into Fitzroy Yard. In the terrace comprising nos. 19-29 there is only one rear roof extension, which is an inappropriate conservatory style extension originally granted permission in 1983. In the terrace comprising nos. 31-39 all the buildings have roof extensions, but these mainly consist of modest dormers in keeping with the Council's current design guidance (no. 37 features a recently built full width dormer but this does not appear to comply with the approved plans).

31 Fitzroy Road itself has a modest rear dormer measuring approximately 2.4 metres in width compared to the approximate 5.5 metres width of the roof, which leaves sufficient space between the roof ridge and eaves so as not to dominate the roof.

The 2007 permission for a roof extension, which has not been implemented, leaves the front of the roof unaltered, but creates a mansard type extension at the rear with a lower slope of 60° and an upper slope of 5°. The lower slope would incorporate four rooflights.

The proposal again leaves the front of the roof untouched, but would create a flat top mansard at the rear with a full width dormer and full length folding doors. The parapet would be raised by approximately 250mm and 1100mm high glass balustrading would place on top of this.

Whilst the previous application agrees the principle of a mansard type extension at the rear, it incorporated centrally located velux windows. The full width dormer and full length, and nearly full width, folding doors are considered to be too dominant, as such the proposal would not comply with the Council's planning guidance for dormers which advises that when located at the front, or at the rear in conservation areas, should be sensitive interventions which seek to maintain the integrity of the existing roof form. Furthermore the folding doors would leave an incongruous void in the roofslope when fully opened.

The full length glass doors and glass balustrading would increase the opportunity for overlooking from the proposed roof extension to a small degree. The properties in Manley Street, which runs parallel to Fitzroy Road, are at least 30 metres away. The area between the rear of two streets which has been developed, Primrose Hill Studios and 29A Fitzroy Yard, are at least twenty metres away. These properties are already overlooked and their low height at two storeys, and proximity to the application site, mean that any further overlooking would be limited.

### **Revision**

The applicant sought to address the Council's concerns by reducing the width of the dormer to approximately 3.2 metres. However, whilst the reduction in width is welcomed, the full length folding doors and glass balustrading would remain integral components of the roof extension. The ratio of glazing to original solid roof slope would still be unacceptably large and the amended design is still considered to be harmful to the host building and surrounding roofscape. The incongruous void when the doors are open, although slightly diminished, would remain. Therefore the revised scheme is still considered unacceptable as its scale, design and extent of glazing would harm the appearance of the host building, adjoining properties and the wider conservation area.

### **Replacement conservatory**

A conservatory at rear lower ground floor level was granted permission in 2000. This extended approximately 3.2 metres from the rear of the building. At the time the property had a larger rear courtyard that extended approximately 11 metres from the main rear elevation of the building. Subsequently, the rear courtyard has been reduced in length to approximately 5 metres to provide better access to the buildings in Fitzroy Yard. As a result the original conservatory took up most of the space in the truncated rear yard so the proposal is to reduce the depth of the conservatory to 1.2 metres to improve the amenity space. As the height, width and materials would remain the same, the reduction in depth of the conservatory would not harm the appearance of the host building, and due to the height of the surrounding boundary wall would have limited visibility.

It is also proposed to insert a glass door into the rear boundary wall of the property. It is a minor alteration to the rear which would not harm the external appearance of the building.

### **Replacement French doors to rear roof terrace**

The existing two storey rear extension has a roof terrace on top which is accessed by a single door, with a small window adjacent to this door. It is proposed to replace the door and window with double French doors. This alteration has already been approved as part of a previous application, 2007/2189/P. It is a minor alteration and as the terrace is already there and in use it would not harm the amenity of adjoining occupiers.

### **Recommendation**

Refuse planning permission

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