

Delegated Report		Analysis sheet		Expiry Date:		12/09/2014	
		N/A		Consultation Expiry Date:		18/09/2014	
Officer				Application Number(s)			
Obote Hope				2014/4699/P			
Application Address				Drawing Numbers			
28 Fellows Road London NW3 3LH				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension with roof lights, two single storey infill extensions to the east and west elevations and replacement of the existing single glazed windows with double glazing to the all elevation.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice displayed from 28/08/2014 until 18/09/2014 Site notice displayed from 22/08/2014 until 18/09/2014					
CAAC/Local groups* comments: *Please Specify		Belsize Park CAAC was consulted – no response received					

Site Description

The application site is located on the northern side of Fellows Road at the junction with Primrose Hill Road and contains a substantial three-storey-with-basement detached yellow brick villa dating from the 19th century.

These properties form a consistent frontage of paired and detached three storey villas with overhanging eaves, three storey bays, porticoes with Corinthian capitals and sash windows at the eastern end of the road

The property is divided into self-contained flats and the works relates to the ground floor flat. The site is not listed. However, the property is located within the Belsize Park Conservation Area. Numbers 26-72 Fellows Road are identified as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

2014/2170/PRE Pre-application advice for the erection of a full width rear extension with green roof, the erection of new side extensions.

Relevant policies

LDF Core Strategy and Development Policies (2010)

Core Policies

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 2013

CPG 1 Design

CPG 6 Amenities

Belsize Park Conservation Area Appraisal and Management Strategies 2002

The London Plan 2011

National Planning Policy Framework (NPPF) 2012

Assessment

Proposal:

1.0 Planning permission is sought for the erection of a single storey full width part glazed part rendered rear extension with green roof, the erection of 2 x glazed infill extension to the side elevations at lower-ground floor level and the replacement of the existing timber single glazed windows with new double glazed sash windows to all elevation in connection with the existing lower-ground floor flat.

Assessment:

1.1 The main issues to be considered are:

- 1) The design of the development on the existing building and the character and appearance of the Belsize Park Conservation Area and;
- 2) The impact of the development on the amenities of neighbouring occupiers.

2.0 Design:

2.1 DP24, DP25, CS14 and CPG1. The council's design planning guidance provides guidance on rear extensions in chapter 4. Rear extensions should be subordinate to the original building in terms of scale and situation and should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to un-built space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

2.2 As the host building exists, the existing garden space is divided into 2 levels lower-ground and ground floor (approximately 25m in depth) and it's proposed to erect the rear extension on the existing patio area to the rear that's approximately 8.1m (depth) and between 7.6 – 11.2m (width). The proposed rear extension is reminiscent of a lightweight glass pavilion that replaces the awkwardly designed octagonal conservatory which, currently encroaches on the existing bay window. The proposed extension would be constructed using a mixture of rendered bricks with frameless glass panel to the side elevation, fully glazed doors to the rear, two rooflights flushed with the rear parapet and green roof.

2.3 The proposed extension is considered to be subordinate to the rear elevation by virtue of its design, scale and bulk. The rear extension would measure approximately 4.1 (depth) x 8.0m (width) x 3.2m (height), the proposed extension would retain approximately 3.5m depth of the patio area at lower garden level.

2.4 It's proposed to erect a single storey infill extension to the east and west elevations, the extension to the east elevation would be within the party wall with number 26 and would measure approximately 3.9m (depth) x 1.4m (width) x 3.1m (high) the proposed single storey glazed infill would be set back by approximately 0.3m and would not prelude the existing closet wing.

2.5 The proposed infill extension located to the west elevation with number 30 would measure approximately 3.8m (depth) x 1.2m (width) and 2.9m (height) the proposed infill extension would be constructed using flameless glazed material.

2.6 It is considered that the proposed rear extension and side infill extension would not be read as a dominant addition, if consideration of the overall scale of the building along with the existing garden, and as such, would abide with the guidance in the Belsize Park Conservation Area Statement as the document stipulates that "rear extension would not be acceptable where they would spoil a uniform rear elevation of an unaltered terrace or a

group of buildings, Conservatories as with extension should be small in terms of their scale, subordinate to the original building, encroach significantly into the rear garden space, or harm public views of the rear garden. Therefore, officers are of the view that the proposed lightweight extensions are acceptable in design terms and are in accordance with DP24, CS14 of the LDF and CPG 1 of Camden Planning Guidance.

2.8 The proposed windows being replaced to the front, rear and side elevations would be a “like for like replacement” the glazing would be replaced from single to double glazing and therefore, would match the aesthetics of the host building. The conservation area statement recognised that materials and maintenance of the buildings within the conservation area plays an important part in regards to the enhancement and preservation of the area as a whole. And as such, the proposed windows would be in accordance with DP24, DP25, and CS 14 of the LDF.

3.0 Amenity

3.1 Policy CS5 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. CPG6 seeks for developments to be “designed to protect the privacy of both new and existing dwellings to a reasonable degree.” It’s not considered that the proposed side or rear extension would impact on the neighbours’ amenities in terms of loss of light, outlook, overlooking, and loss of privacy, sense of enclosure or overshadowing.

5.0 Recommendation

6.1 Grant Planning Permission with conditions