

# 14 Fitzroy Road NW1 8TX 2014/3476/P



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14 Fitzroy Road- site photos



Photo 1: Existing rear elevation, existing extension highlighted.



Photo 2: Existing rear extension



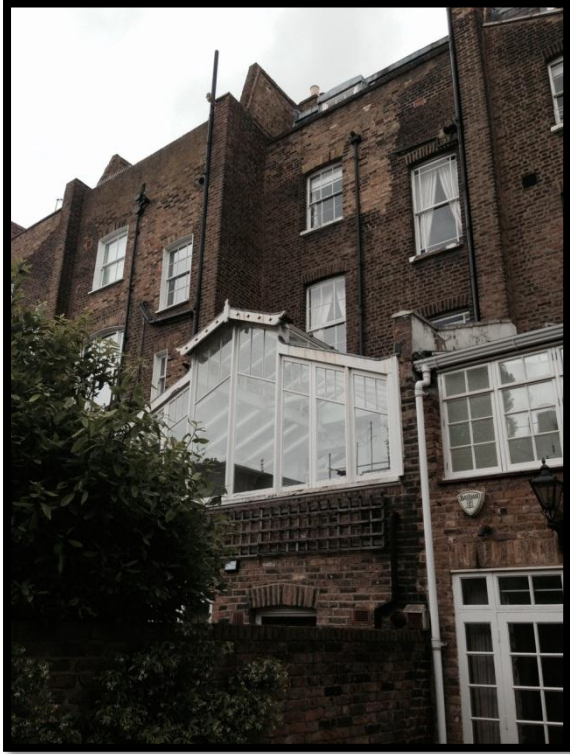


Photo 3: View to neighbouring rear extension at No. 12 Fitzroy Road



Photo 4: View to neighbouring extension at No. 16 Fitzroy Road



Photo 5: View from first floor looking out to rear garden



Photo 6: View of front elevation, proposed window highlighted.



Photo 7: View of window to be altered



Photo 8: View of existing staircase  
and lightwell

<b>Delegated Report</b> (Member's Briefing)		Analysis sheet		Expiry Date:	17/07/2014
		N/A		Consultation Expiry Date:	03/07/2014
Officer			Application Number(s)		
Emily Marriott-Brittan			2014/3476/P		
Application Address			Drawing Numbers		
14 Fitzroy Road London NW1 8TX			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b> Erection of 2 storey rear extension, replacing existing 2 storey rear extension located at lower ground floor level and associated fenestration alterations within front lightwell.					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Householder application			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	A press notice was published from 12/06/2014 to 03/07/2014. A site notice was displayed from 10/06/2014 to 01/07/2014.					
CAAC/Local groups comments:	<p><b>Primrose Hill CACC:</b> We object strongly to the further enlargement of the rear extension, which would further reduce the garden area, and the balance of open to built space, which is characteristic of the conservation area.</p> <p>We have no objection to the proposals for the front area.</p> <p><b>Officer response:</b> It is considered that the rear extension is similar to what currently exists. The removal of the partial width extension at ground level, which currently gives the existing rear elevation an unbalanced appearance, would be removed. As a result, the rear extension would be more consistent with the other two storey rear extensions along Fitzroy Road.</p> <p>The existing garden is considered large enough to accommodate the proposed extension which will add only 1m in depth at full width to the existing garden area. (See Paragraphs: <b>4.4</b>)</p>					

## Site Description

The site which is a three storey mid terrace property is located on the west side of Fitzroy Road. The site is located in the Primrose Hill Conservation Area but is not a listed building. The site is identified as making a positive contribution to the conservation area.

## Relevant History

### Host site:

**2004/3521/P** - Erection of a mansard roof extension for an additional floor of accommodation to the existing dwelling house (**Granted 21/10/2004**)

**2014/0217/PRE**- Proposed refurbishment and extension of a single family dwelling comprising of: demolition and rebuilding of rear two storey extension; basement extension; loft refurbishment and small alterations to existing rear roof slope. Also internal refurbishment and alterations to front basement lightwell and garden room to rear (**Pre application advice issued**).

**2014/3428/P** - Proposed outbuilding to rear garden (**Current Certificate of lawfulness proposed**)

**2014/3475/P** - Creation of rear terrace at third floor level (**Current**)

### 12 Fitzroy Road

**2008/3588/P** - Alterations and additions to the single dwellinghouse including the erection of a mansard roof extension with balcony to the rear, and remodelling of the lower ground and ground floor rear extension. (**Granted 15/09/2008**).

## Relevant policies

### NPPF - 2012

### The London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth);

CS5 (Manage impact of growth);

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP25 (Conserving Camden's Heritage)

### Primrose Hill Conservation Area Statement 2000

### Camden Planning Guidance 2011/2013

CPG 1 (design) CPG 6 (amenity)



## Assessment

### 1.0 Proposal

1.1 The erection of a two story rear extension, replacing an existing extension at lower and ground floor level, in addition to the refurbishment and alteration of the front lightwell.

1.2 The proposed rear extension would project 4.4m from the original rear building line, be stepped in from the boundary on both sides by 0.3m and would have a height of 5.1m sitting approximately 0.2m below the parapet wall.

1.3 The existing two storey extension projects at full width 3.6m from the original rear building line, the partial width single storey extension then extends an additional 2.3m on the boundary with No.16, resulting in a total depth of 5.8m along this boundary.

1.4 The main issues are: 1) the design of the extension and the impact on the appearance of the building and on the character and appearance of the conservation area 2) the impact on amenity for adjacent occupiers.

### 2.0 Pre application advice

2.1 Pre application advice was sought for the refurbishment and extension of a single family dwelling including the demolition and rebuilding of rear two storey extension; basement extension; loft refurbishment and small alterations to existing rear roof slope. Also internal refurbishment and alterations to front basement lightwell and garden room to rear.

### 3.0 Design and appearance

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 and DP25 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

#### *Rear extension*

3.2 The proposed rear extension would be a glazed and timber façade with London stock brick to match existing. The proposed extension would replace an existing conservatory style extension. The proposed extension is considered acceptable in terms of scale being similar in bulk and height to what currently exists. There are a number of large extensions to the rear along Fitzroy Road, particularly at either side at No.12 and 16 Fitzroy Road, with both dwellings having large two storey rear extensions.

3.3 The Primrose Hill Conservation Area Statement notes that rear extensions should not adversely affect the character of the building or the conservation area and should be in harmony with the original form and character of the house and historic pattern of extensions within the terrace. It is considered that the proposed extension would not have a harmful effect on the existing rear elevation and is consistent with many other rear extensions along the terrace. The glazed and timber structure would help to provide a more lightweight feel to the extension and reduce its impact on the main dwellinghouse. The proposed materials are in keeping with the conservation area.

#### *Front alterations*

3.4 The proposed works to the front of the dwellinghouse include enlarging the existing lightwell window and lowering the existing finish floor level by 200mm and rebuilding the existing stairs to accommodate the enlarged window

3.5 The proposed window which would be wooden timber sash is considered acceptable and will repeat the proportions of the window directly above improving the balance of the front elevation when viewed from street level. The alterations to the floor level and stairs are considered minor, nor would it

require assessment under CPG4 (Basements and lightwells) and would be similar to what currently exists.

#### **4.0 Amenity**

4.1 DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

##### *Rear extension*

4.2 The existing rear extension projects 4m with an additional partial width extension of 2.4m on the eastern side. The proposed glazed extension will replace the existing rear extension and will extend 1m further in depth than the original. The proposed extension is almost full width, however on either side the extension has been set in from the boundary by approximately 30cm (a total width of 4.6m). The extension would be approximately 5.4m in height to the flat roof. The neighbouring dwellinghouses at 12 and 16 Fitzroy Road have similar extensions in terms of bulk and height with No.12 at an overall height of 6.5m and No.16 at 4.8m.

4.3 It is not considered that the proposed extension would have a negative impact on the amenity of the adjoining dwellinghouses. The proposed extension is similar in bulk and scale to what currently exists and will also be set off the boundary on either side to reduce the impact on the adjoining neighbours. The height is also similar to the neighbouring extensions at No.12 and 16 Fitzroy Road and so no overbearing impacts are expected.

4.4 The existing rear garden is approximately 100sqm and it is considered that the rear extension would not compromise the garden or result in a significant loss of green space at the rear. Following the development approximately 93sqm of garden space would remain.

##### *Front alterations*

4.5 The proposed alterations to the front lightwell are unlikely to have any negative impacts on the amenity of neighbouring dwellinghouses. The proposed window to the front already exists and although it will be increased in size, more than half the window would not be visible from the street as it is positioned at basement level.

#### **5.0 Landscaping**

5.1 Minor landscaping works are proposed in the rear garden associated with tidying the rear which is currently overgrown. There are no TPO trees on site and the two large trees located towards the rear are not proposed to be removed.

#### **6.0 Conclusion**

6.1 The proposed two storey rear extension at ground floor level and alterations to the front lightwell are considered acceptable with regards to policies CS5, CS14, DP24, DP25 and DP26 in addition to supplementary planning guidance.

**Recommendation:** Grant planning permission.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 11 August. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

Mr David Mikhail  
David Mikhail Architects  
11 Clerkenwell Green  
London  
EC1R 0DP

Application Ref: **2014/3476/P**  
Please ask for: **Emily Marriott-Brittan**  
Telephone: 020 7974 4206

6 August 2014

**DRAFT**

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**14 Fitzroy Road  
London  
NW1 8TX**

**DECISION**

**Proposal:**

Erection of 2 storey rear extension, replacing existing 2 storey rear extension located at lower ground floor level and associated fenestration alterations within front lightwell.

Drawing Nos: AL(0)100; AL(0)101; AL(0) 200; AL(0) 201; AL(0) 202; AL(0) 203; AL(0) 204; AL(1) 100; AL(1) 101; AL(1) 200; AL(1) 201; AL(1) 202; AL(1) 203; AL(1) 204; AL(0) 001.

The Council has considered your application and decided to grant permission subject to the following condition(s):

**Condition(s) and Reason(s):**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans AL(0)100; AL(0)101; AL(0) 200; AL(0) 201; AL(0) 202; AL(0) 203; AL(0) 204; AL(1) 100; AL(1) 101; AL(1) 200; AL(1) 201; AL(1) 202; AL(1) 203; AL(1) 204; AL(0) 001.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard



# **DRAFT**

# **DECISION**