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**TOWN PLANNING  
&  
HERITAGE STATEMENT**

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In respect of

**Flat 1  
28 Fellows Road  
London  
NW3 3LH**

On behalf of

**MR RICHARD  
SHERWOOD AND MS  
FIONA MURPHY**

**JULY 2014**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

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## **1.0 INTRODUCTION**

- 1.1 This Town Planning and Heritage Statement is submitted on behalf of Mr Richard Sherwood and Ms Fiona Murphy, in support of the planning application for "*a single storey rear extension with roof lights, plus two single storey side infill extensions and landscaping*" at Flat 1 28 Fellows Road in NW3. The proposed rear extension replaces an existing octagonal conservatory structure, erected in recent years.
- 1.2 The proposed development seeks to improve this family ground floor flat by increasing the floor area with a single storey rear extension, plus two single storey side infill extensions. The proposed rear extension is considered modest and subordinate to the character of this property in the Belsize Park Conservation Area setting.
- 1.3 This Town Planning and Heritage Statement assesses the site and surrounding area, its planning history and relevant planning policy. It outlines the proposed planning benefits of the scheme and assesses the scheme in its heritage context.
- 1.4 The Statement should be read in conjunction with other submitted documents, including the proposed drawings and the Design and Access Statement.

## **2.0 SITE AND SURROUNDING AREA**

- 2.1 The site is located on the north side of Fellows Road. The site is approximately 485 sqm in area. A site plan is available in Appendix 1.
- 2.2 The property is a three storey (plus basement) Victorian semi-detached town house. The property is constructed in London Stock brick. The property has approximately 25 x 11 metre garden, with a large tree at its centre.
- 2.3 The immediate surrounding area is predominately residential in character. To the south of the site there are two storey houses dating back to the 1970s. Directly to the east and west of the site are similar Victoria residential properties with rear extensions

### **Site Designations and Allocations**

- 2.4 The site is not a Listed Building but it is located within the Belsize Conservation Area. There are no other designations for the site.

### **Transport**

- 2.5 The site is approximately 0.5 miles from Chalk Farm tube station (Northern line) and 0.4 miles from Swiss Cottage tube station (Jubilee line), indicating that this is a sustainable location to extend a family home.

### **3.0 RELEVANT PLANNING HISTORY**

3.1 This section outlines the relevant planning history for 28 Fellows Road in NW3.

3.2 A review has been undertaken of the London Borough of Camden's online planning application database, which has yielded one result:

- **9100865**: A planning application was granted on 26<sup>th</sup> September 1991 for the change of use and associated conversion works to form 1x studio flat, 1x one bedroom flat, 1x two bedroom flat, and 2x three bedroom flats.

#### **Precedents**

3.3 A review of recent planning permissions for rear extensions along Fellows Road has been undertaken. It is considered that the following permissions are precedents for the proposed development 28 Fellows Road.

##### *30 Fellows Road (adjoining to the west)*

3.4 Development was permitted on 24<sup>th</sup> July 2012 the replacement of the rear bay window with a door (ref. 2012/2626/P). The proposal was submitted and decided as a Lawful Development Certificate and was considered to be within the limits of 'permitted development'.

3.5 The proposal at the neighbouring site sets a precedent for the loss of a bay window within the Belsize Conservation Area. No.30 is almost an identical property to No.28. The proposal at No.28 will in fact retain the bay window as an internal feature.

*54 Fellows Road*

- 3.6 Planning permission was granted on 18<sup>th</sup> October 2012 for the erection of a single storey rear extension. The permission also granted permission to replace all ground floor windows with timber sash windows (Ref.2012/3816/P).
- 3.7 The proposal would have been considered against the same London Borough of Camden Development Plan as the proposed development at No.28 Fellows Road. The proposal is also located in the Belsize Conservation Area.
- 3.8 The officer's report stated that the extension was considered to be "modest in size". The officer's report further states that:

*"The Belsize Conservation Area Statement does not identify the rear bays as being of particular significance in this sub area/street. The impact of the proposed single storey rear extension in relation to the character and appearance of the building and the conservation area is considered to be minor due to its small size"*

- 3.9 After this the report states quite clearly that the rear extension addition is not considered unacceptable because of its Conservation Area setting.
- 3.10 It is believed that this 2012 approval sets a precedent for the proposed development at No.28 Fellows Road.

*Garden Flat 146 Fellows Road*

- 3.11 Planning permission was granted on the 8<sup>th</sup> July 2014 for erection of single storey rear extension with rooflight at lower ground floor level and the creation of new steps to the rear garden (ref. 2014/3278/P).
- 3.12 Again the proposed development was considered against the same London Borough of Camden Development Plan and it is located with the Belsize Conservation Area.

3.13 The officer's report states the following:

*"The proposed single storey rear extension would be well screened from the public realm and is adequately subordinate to the host house in terms of its modest scale. The materials proposed include a rendered rear facade and metal framed folding doors. The use of white render would be sympathetic to the host dwelling.*

*The proposed extensions would have no negative impact upon the character, appearance or setting of the Belsize conservation area. Following Officers advice, the rooflight has been redesigned so that it is sloping back down towards the existing rear elevation. This is considered appropriate in design terms."*

3.14 Again, it is considered that this approved planning application at a nearby property in the Belsize Conservation Area sets a precedent for the proposed scheme.



## **4.0 PROPOSED DEVELOPMENT**

4.1 This section of the Statement describes the proposal for a single storey rear extension with roof lights plus two single storey side infill extensions at Flat 1 28 Fellows Road.

### **Current Use**

4.2 The site is currently used as a private ground floor flat, which is Use Class C3.

4.3 Where the development is proposed there is currently an existing bay window and an octagonal glass conservatory, together with a paved garden area.

4.4 The two side extensions will be located in side passage areas.

### **Proposed Development**

4.5 The proposed development includes a rear extension which will measure 4 metres in depth, 3 metres in height and 7.6 metres in length. The rear extension will have a green roof with two new roof lights.

4.6 The rear extension will be constructed out of brick, render and glass. The side walls will be rendered and painted white with rectangular windows running along the top. White render has been chosen to match the existing white detailing on the rear of the main building.

4.7 The side windows will provide light into the extension. Along the rear of the extension there will be large glass doors opening on to the garden which seek to maximise the light into the area.

4.8 It should be noted that the existing bay window will be retained within the extension. The extension will be used as a dining room and play area.

4.9 In addition to the proposed rear single storey extension, two further side infill extensions are planned. Both extensions measure 2.9 metres in height and will be approximately 1 metre in length. These two extensions are proposed to be constructed out of frameless glass and will be light-weight. One of the infill extensions will provide for a larger kitchen area.

- 4.10 The two single storey infill extensions have been designed to have a minimal impact on the neighbouring properties amenity. They are positioned in side passage areas and do not face any windows of the adjoining properties. Both infill extension will be set back and will barely be seen by the neighbouring properties.
- 4.11 The overall proposal will lead to a 34.5 square metre increase in the gross internal floor space and create extra living space for this family home in its highly sustainable location.
- 4.12 Further details about the proposal are found in the submitted Design and Access Statement.

## **5.0 DEVELOPMENT PLAN**

5.1 The proposal should take account of the relevant national, regional and local planning policy.

5.2 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

5.3 The relevant Development Plan for the site is:

- *London Plan (adopted 2011)*
- *Revised Early Minor Alterations to the London Plan (adopted October 2013)*
- *London Borough of Camden Core Strategy (adopted 2010)*
- *London Borough of Camden Development Policies (adopted 2010)*

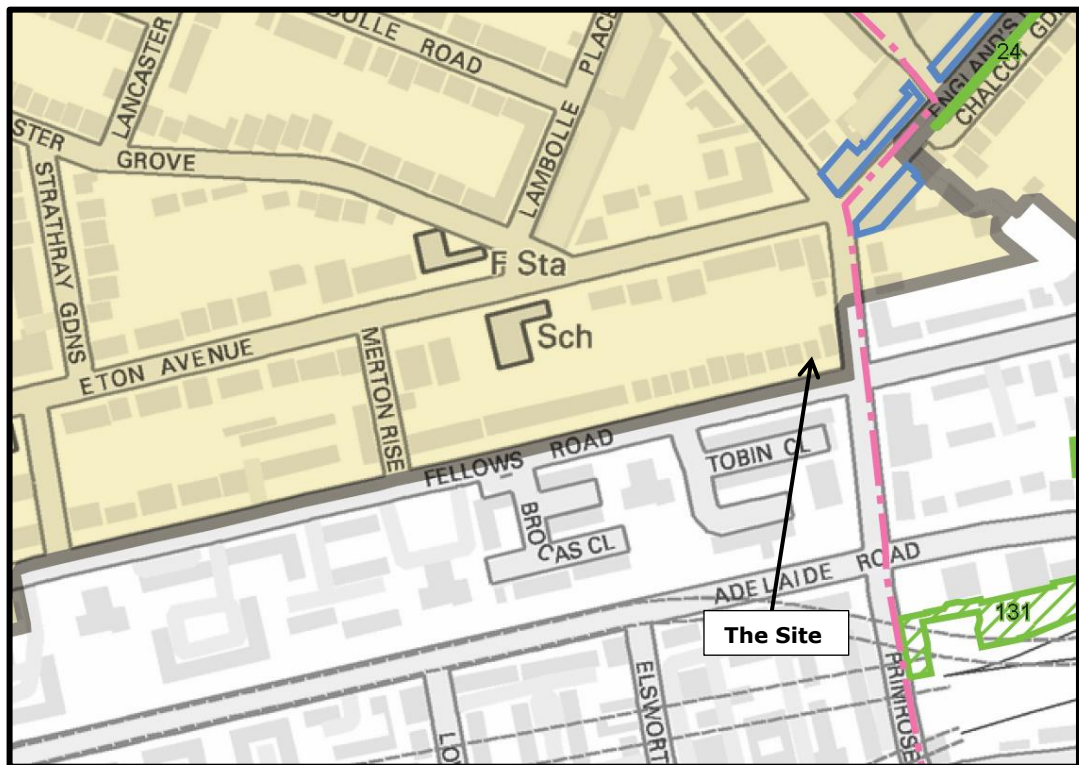
5.4 The following policy guidance will be considered as material considerations in the determination of the planning application:

- *National Planning Policy Framework (NPPF) (Adopted March 2012);*
- *National Planning Policy Guidance (NPPG) (published March 2014);*
- *London Borough of Camden Supplementary Planning Guidance.*

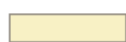
5.5 The scheme proposals are considered with regard to the above planning policy in Section 6.0 of this Statement.

### Proposals Map (adopted 2010)

5.6 The site lies within the Belsize Park Conservation Area as shown in the map extract below.



#### Key

 Conservation Area

5.7 The site has no further designations.

## **6.0 ASSESSMENT OF PLANNING ISSUES**

6.1 This section explains the planning acceptability of the proposed development in relation to relevant planning issues.

### **Residential**

6.2 Core Strategy Policy CS6 (*providing quality homes*) and Development Policy DP2 (*Making full use of Camden's capacity for housing*) states that housing is the priority land use in the Borough. The proposed development seeks to make full use of the site's capacity for housing by providing further floorspace in this family flat, responding to the value of residential land as the Borough's priority land use.

6.3 The scheme retains the original rear ground floor bay within the extension as a feature of the original building to benefit of the property's character and appearance.

### **Extension Design**

6.4 Section 7 of the NPPF (Requiring Good Design) states that the Government attaches great importance to the design of the built environment and this is echoed at a regional and local level.

6.5 The NPPF states in Section 7 that planning decisions should seek to ensure development is designed in a way that adds quality to an area but also functions well. The NPPG considers that achieving good design means that spaces should be functional and practical with an ability to adapt for future generations. London Plan Policy 7.4 (Local Character) also considers function as an important feature of well designed development, along with scale, massing and the structure of an area. Camden Development Policy DP24 (Securing High Quality Design) requires all development, including extensions and alterations, to be of the highest standard of design.

- 6.6 The London Plan Policy 7.6 (Architecture) states that design details should compliment the local architectural character of an area. Camden's Development Policy DP24 expects extensions and alterations to consider the character, setting and context of neighbouring buildings particularly looking at the form and scale of the neighbouring buildings.
- 6.7 Camden's Policy DP24 also requires that proposed developments consider the character and proportion of the existing building particularly in relation to alterations and extensions to buildings.
- 6.8 Camden's Policy DP24 requires the use of quality materials, in addition to London Plan policy 7.6 which requires materials which compliment the local architectural character of an area.
- 6.9 A high quality design led approach has been applied for this scheme, to form the proposed development. The purpose of the extensions is to create a functional area for this residential unit, which is also attractive and in line with planning policy.
- 6.10 The proposed rear extensions have been influenced by the context of the area, particularly the development which is taking place at the adjoining property 30 Fellows Road, and seeks to use the adjoining scheme's material 'palette' which includes glass.
- 6.11 The rear extension has been designed to respect the existing building. In considering the context of the area, it was decided that the side walls of the rear extension should be rendered and painted white. The reason for this design feature is so that the walls match the white detailing on the existing building. It is considered that this detail respects the character of the area.
- 6.12 The proposed rear extension will be 3 metres in height and 4 metres in depth, this is considered a modest extension. The extension considers the proportion and scale of the original building as required by the NPPF, London Plan Policy 7.4 and Camden Development Policy DP24.

- 6.13 Furthermore, the two side extensions have been designed in high quality 'light-weight' glass to be subordinate in appearance to the main building. These extensions will not be seen from any public view point, and make best practical use of the brownfield site. Again this part of the design has considered the context of the area and as such the two side infill extensions will only be 2.9 metres in height, similar to the proposed rear extension.
- 6.14 It is considered that the design meets the required policy tests. Further details regarding the design of the development are available in the Design and Access Statement.

### **Heritage**

- 6.15 The NPPF Section 12 states that 'heritage assets' (which include Conservation Areas) should be preserved and enhanced in a manner appropriate to their significance. The NPPG echo's the NPPF, outlining that a Conservation Area is designated due to its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 6.16 Camden's Core Strategy Policy CS14 (Promoting High Quality Places and Conserving Our Heritage) also requires development to preserve Camden's Conservation Areas. Camden's Development Policy DP25 (Conserving Camden's heritage) states only development in Conservation Areas which preserves the character and appearance of the area will be permitted.
- 6.17 Development Policy DP25 also seeks to preserve trees and garden space which contribute to the character of the Conservation Area.
- 6.18 The London Plan Policy 7.8 (Heritage Assets and Archaeology) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic in scale, materials and architectural detail.
- 6.19 The proposals have been designed to respect the appearance and character of the Belsize Park Conservation Area. They have been designed with matching white render detail and will retain the existing rear bay window. The two side

extensions have been designed to be lightweight and subordinate to the main building.

- 6.20 It should be noted, that the proposal will not be visible from the main street scene and therefore will not have a significant impact on the Belsize Park Conservation Area. The proposed development will be barely visible from either neighbouring properties.
- 6.21 As explained in Section 3.0, several new extensions of a similar nature have been permitted close by in recent years.
- 6.22 It should be noted that the design style follows that of the recently constructed rear extension adjoining at No.30 Fellows Road.
- 6.23 Further assessment is available at Section 7 of this report.

### **Residential amenity, light and overlooking**

- 6.24 The London Plan Policy 7.6 (Architecture) states that development should not cause unacceptable harm to the amenity of the surrounding land and buildings in relation to privacy and overshadowing.
- 6.25 Camden's Development Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to protect residential amenity including privacy, overlooking, overshadowing, outlook, sunlight, daylight and odours.
- 6.26 The proposed development does not create any loss of amenity to the occupiers of the adjoining properties. The proposed single storey rear extension has been designed with only two roof lights to prevent any loss of privacy issues. Neither of the side extensions will be visible from neighbouring properties.
- 6.27 No odour issues will arise from the proposed development.



## **Noise**

- 6.28 The London Plan policy 7.15 (Reducing noise and enhancing soundscapes) states that development proposals should seek to reduce noise by minimising existing and potential impacts from development proposals.
- 6.29 Camden's Development Policy DP28 (Noise and vibration) seeks to control noise and vibration from proposed development and will not grant permission for noisy development. Policy DP26 also considers the impact of noise on residential amenity.
- 6.30 The proposed development will not increase noise beyond the existing garden use. The proposed development also includes double glazing, which will reduce noise issues further.

## **Sustainability**

- 6.31 The NPPF Section 10 (Meeting the challenge of climate change, flooding and coastal change) states that planning has a role to play in reducing the impacts of climate change. The NPPG echoes the NPPF stating that planning plays an important part in responding to climate change.
- 6.32 Camden's Core Strategy CS13 (Tackling climate change through promoting higher environmental standards) seeks to implement the NPPF and NPPG by requiring all development to take measures to minimise the effects of, and adapt to, climate change.
- 6.33 Camden's Development Policy DP22 (Promoting sustainable design and construction) requires schemes to incorporate sustainable design into development by including green or brown roofs where suitable. The London Plan Policy 5.10 (Urban Greening) also supports green infrastructure including green roofs.

- 6.34 The proposal seeks to be sustainable. It has been designed to Part L Building Regulation standards. Furthermore, the proposal will include double glazed windows throughout the house which will increase insulation. Also a green roof and further porous landscaping is proposed as part of the development.

## **7.0 HERITAGE IMPACT ASSESSMENT**

7.1 The following section provides a Heritage Assessment of the proposed development for a single storey rear extension and two single storey side infill extensions.

7.2 The proposal site is located in the Belsize Conservation Area and is considered to be a building which makes a "positive contribution".

7.3 Appendix 2 contains a map of the Belsize Conservation Area.

### **Relevant Planning Policy**

#### **London Borough of Camden Core Strategy (adopted 2010)**

7.4 Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage) requires development to respect the local context and character of the area, whilst preserving and enhancing Camden's heritage assets and their settings, which includes Conservation Areas.

#### **London Borough of Camden Development Policies (adopted 2010)**

7.5 Development Policy DP25 (Conserving Camden's heritage) states that the Council will take into consideration Conservation Area Statements, Appraisals and Management Plans in their decision making. It further states in Development Policy DP25 that development will only be permitted which preserves and enhances the character and appearance of the Conservation Area.

#### **Belsize Park Conservation Area**

7.6 The Belsize Park Conservation Area was original designated in March 1973. The Conservation Area was subsequently extended in 1984 to include Belsize Grove. Further Article 4 Directions occur within the Conservation Area including part of

Belsize Avenue (13-51 (odd) and 16-60 (even)). The area has been designated as a Conservation Area because it has been largely unspoilt.

- 7.7 No.28 Fellows Road falls within the "Eton Avenue sub character area 3". It is located in the southern part of the sub-area and the wider Belsize Conservation Area. The area mainly comprises of late Victorian and early Edwardian residential properties. Fellows Road is characterised by three storey (with basement) to four storey houses made of London stock and yellow brick with stucco and painted stone detailing. Trees are also a notable feature of the area.
- 7.8 No. 28 Fellows Road is a three storey villa with three bay windows at the front and back. It forms part of a pair, these pairs continue up to 72 Fellows Road. The property is characterised by having overhanging eaves, porticoes with Corinthian capitals.
- 7.9 The rear of the property is unable to be seen from the main street scene and has limited views from neighbouring properties.
- 7.10 The property has now been split into several flats. It has kept the original features on the front elevation including the portico with Corinthian columns.
- 7.11 Appendix 3 includes an extract of the Belsize Conservation Area Statement.

### **Assessment**

- 7.12 No. 28 Fellows Road is constructed in an architectural style typical of the Eton Avenue sub character area.
- 7.13 The proposed development is in line with policy DP25 as it has taken account of the Belsize Conservation Area appraisal. The Belsize Conservation Area appraisal notes the importance of the street frontages. No work is proposed which will compromise this. The upgrading of the sash windows to become double glazed sash windows is considered appropriate. The appearance of the new windows

will be the same apart from the glass. The introduction of double glazing will also increase the sustainability of the building.

- 7.14 Therefore it is not considered that this proposal will harm the character or appearance of the Conservation Area. In fact it is considered that this proposal will enhance the Conservation Area whilst increasing the sustainability of the existing building and should be welcomed.
- 7.15 The Conservation Area Appraisal also notes the importance of trees in defining the character of the area. No works are proposed to the trees within or outside the site area.
- 7.16 The proposal at the rear has been carefully designed to be 'subordinate' to the Conservation Area. The materials of the proposal have been given due care and consideration. The side walls of the rear extension will be rendered and painted white to compliment the existing building which has existing white painted stone.
- 7.17 The rest of the rear extension has been designed in glass making the extension 'light-weight' and the existing faceted rear bay is retained as a feature within the building.
- 7.18 The two single storey infill extensions have been designed in light weight glass and are considered to be 'subordinate' to the appearance of the building and the wider Conservation Area.
- 7.19 The proposed extension would only develop approximately 1/6 of the garden area.
- 7.20 It is considered that the proposed development will not cause harm to the character and appearance of the Belsize Conservation Area. Similar rear extensions have been approved in this area in recent years (see Section 3.0).

## **8.0 CONCLUSIONS**

- 8.1 The proposed development for a ground floor rear extension, plus two single storey side infill extensions is considered to meet the required national, regional and local planning policy.
- 8.2 The proposal will enhance this family home in a sustainable brownfield development location.
- 8.3 The extensions have been designed with high standards to ensure that the proposals respect the character and appearance of the Belsize Conservation Area, whilst making the building more sustainable via the introduction of double glazing and a green roof.
- 8.4 The proposal will not affect the Fellows Road street frontage, or major trees which have been considered important in the Belsize Conservation Area Appraisal.
- 8.5 Similar extensions have been permitted and implemented in the Conservation Area nearby in recent years.
- 8.6 The proposal will not affect noise, privacy, daylight and sunlight of neighbours.
- 8.7 For the reasons outlined above and within this Statement, it is considered that planning permission should be granted for the proposed development.

## **Appendix 1**



Scale: 1:500 | Area < 1Ha | Grid Reference: 527475,184472 | Paper Size: A4



## **Appendix 2**

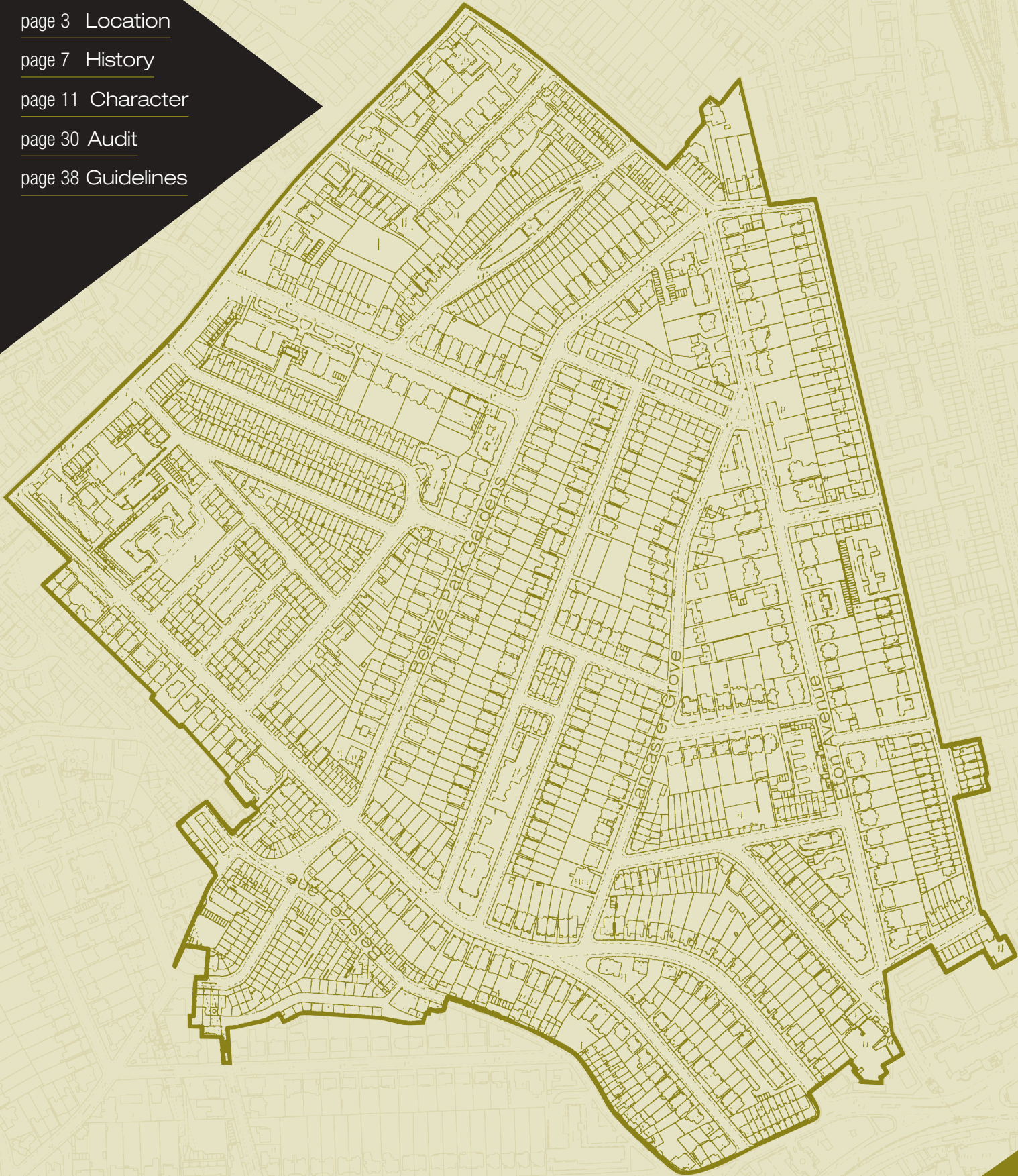
[page 3 Location](#)

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## **Appendix 3**

to the west have steep hipped roofs, gables over bays, prominent chimneys, rendering and tile hanging. Together with the listed buildings on the opposite side of the road (Nos 31, 37 and 39) these form an enclave of Arts and Crafts influenced development along the street.

Sarum Hall School by Allies & Morrison (1996) is a modern school building that is sympathetic to the character of the area and Eton Court is a notable 1920s apartment block in a brown brick.

## FELLOWS ROAD/WINCHESTER ROAD

Fellows Road and Winchester Road pre-date the Eton Avenue area. Although there are a variety of building types the blocks are generally taller: three storeys with a basement or four storeys. In addition, there are generally consistent themes such as the use of London stock and yellow brick and the predominantly Italianate styling of the buildings, which pick up on themes within the Belsize Park area that was developed over a similar period.



Fellows Road marks the southern edge of the Conservation Area. Whilst the groups of Victorian houses along the north side have a character relating to the wider Conservation Area, the character of the street as a whole is altered by the 1960s housing estate to the south. On the north side, there are a number of different building types and styles, reflecting the different periods of development. In terms of materials, themes include yellow brick with red brick detailing, red brick with red clay tiled roofs and a pale London stock brick with stucco/painted stone detailing. Stylistically, themes include three storey paired villas, some with porticoes and three storey bays, some with more of a 'Queen Anne' influence in the Dutch gables at roof level. The trees within the street and the front gardens of the properties make a significant contribution to the character of the road as do the hedgerows to the frontages of Nos. 26-72. 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.

Godolphin House (Nos. 76-84) is a five storey 1960s block, which relates successfully to the existing buildings in terms of set back building line, height and bulk. The line of mature trees is continued along the frontage of this block. The 1980s terrace at Nos. 3-11 Merton Rise does not continue the existing building line and its design is not in keeping with the character of the Conservation Area.

Nos. 86 -100 are a group of Victorian dwellings of an eclectic style showing slight Arts and Crafts style mixed with Italianate influence consistent in their frontage walling and the use of red brick. These are seen together with the corner detached house No. 102 which faces Kings College Road.

At the western end of Fellows Road Nos. 129-139 are a group of paired villas built in yellow brick with red brick detailing with 'Queen Anne' influence showing in the Dutch gables.

Winchester Road, named after the first Provost of Eton, William Waynflete Bishop of Winchester, has a terrace of ground floor shops and a former public house along its western side. The terrace opposite is residential. Their character is reminiscent of the shopping area around Belsize Village with their Italianate detailing and vertically-proportioned windows diminishing in size on the upper floors. The degree of enclosure provided by these terraces marks a transition into the Conservation Area, enhanced by the trees within the street.

The shops at Nos. 23-35 retain much original detail including decorative ironwork at first floor, pilasters and scrolls, and fascias with detailed cornice above. First floor windows have hoods supported on brackets and arched top floor windows. The block is set at the back of the footway and seen together with former public house, also built in Italianate style, albeit with more elaborate window surrounds.

The north east corner of Whittington Adventure Park is included in the Conservation Area on the west side of Winchester Road, which is designated as an area of Public or Private Open Space (refer to UDP Policy EN48).

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