

Delegated Report		Analysis sheet		Expiry Date:		17/07/2014	
		N/A		Consultation Expiry Date:		19/06/2014	
Officer				Application Number(s)			
Alex McDougall				2014/3233/P			
Application Address				Drawing Numbers			
100A Fellows Road London NW3 3JG				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of doors and windows to front and rear elevations of existing open side canopy to create fully enclosed single storey ground floor side extension.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses No. electronic	04 04	No. of objections	04
Summary of consultation responses:		<p>Site Notice 28/05/14 – 18/06/14. Press Notice: 29/05/14 – 19/06/14.</p> <p>Objections have been received from Nos. 102 (Flats 2, 4 & 5) Fellows Road and 53 (Flat C) Eton Avenue on the following grounds:</p> <ul style="list-style-type: none"> • <i>Principle</i> – The Applicant built the existing structure illegally, only sought retrospective permission, always intended for the proposal to be fully enclosed and has no regard for the planning system (Officer Comment: Each application is assessed on its merits; the intention of the applicant is not a valid reason to refuse the application). • <i>Principle</i> – The proposal would detract from the value of adjoining properties (Officer Comment: This is not a valid planning objection). • <i>Principle</i> – The proposed would result in an additional room and not be used for storage as original intended (Officer Comment: The use of the space is not considered to be relevant to the assessment of the application and is not enforceable by condition). • <i>Principle</i> – The proposal would be attached to the wall of the 					

	<p>adjoining property without the owners consent (Officer Comment: This is a party wall matter not relevant to consideration of a planning application).</p> <ul style="list-style-type: none"> • <i>Design</i> – The proposal is attached to the adjoining building and as such would result in the appearance of two semi-detached buildings (Officer Comment: The actual classification of the adjoining building as ‘detached’ would not change as a result of the proposal. See Section 3.1c below for more information). • <i>Design</i> – The subject site is no longer visible due a recently completed building to the rear (Officer Comment: This is not relevant to the assessment of the subject application). • <i>Amenity</i> – The use of the proposed area as an internal room would result in noise impacts on the bedroom adjoining the proposal (Officer Comment: See Section 4.1c below for more information).
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<p>Belsize CAAC comments:</p>	<p>Objection on the following ground:</p> <ul style="list-style-type: none"> • <i>Design</i> – The plans submitted with the application are not sufficient to assess the application (Officer Comment: While the plans and drawings are not of the highest quality, the Applicant has submitted additional information, including details of proposed doors and windows, that is considered to be sufficient to assess the application).
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Site Description

The site is a single family dwellinghouse on the northern side of Fellows Road. It is near to the junction with King’s College Road. The site falls within sub-area 3 of the Belsize Conservation Area, and is part of a consistent area of predominantly late Victorian housing with some Edwardian pockets. Although the buildings have varied styles and elevational treatments there is some consistency of materials generally, with red brick and red tiled roofs being a recurrent theme. The building is listed as making a positive contribution to the character of the area.

Relevant History

100A Fellows Road (the application site)

EN13/0410: Enforcement case opened 01/05/2013 for building an extension from the neighbouring property up to the wall of No 102 Fellows Road without obtaining permission. Applicant submitted application 2013/3711/P.

2013/3711/P: Planning permissions granted 16/08/2013 for erection of a timber canopy on side elevation to dwelling (class C3) (Retrospective). Granted 16/08/2013. As built, the inside of the canopy has the feel and appearance of an indoor room. The enclosed space is accessible from a side door in the dwelling and from the front and rear gardens.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration

Camden Planning Guidance (updated 2013)

CPG1 Design
CPG2 Housing
CPG3 Sustainability
CPG6 Amenity

Belsize Conservation Area Statement 2003

Assessment

1. Detailed Description of Proposed Development

1.1. The proposal consists of enclosing the front and rear of the existing open side canopy to form a single storey side extension. The front and rear elevations would be secured with timber framed French doors and windows painted white. The proposal would result in a net increase of internal floor space of 15.6sqm. The resultant enclosed side extension would have dimensions 3.4m (H) x 2.6m (W) x 6.0m (D).

2. Principle of Development

2.1. Alteration and additions are considered to be acceptable in principle subject to an assessment of their design, amenity impacts and sustainability.

3. Design

3.1. The proposed side extension is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the conservation area, for the following reasons:

- a) The proposed side extension is considered to be of a scale subservient to that of the primary building, in keeping with the general principles for extensions in Camden Planning Guidance 1 'Design'.
- b) The side extension would be significantly set back from the front elevation of the building, in keeping with the principles for side extensions in Camden Planning Guidance 1 'Design' and principle BE37 of the Belsize Conservation Area Statement.
- c) The side extension is primarily below street level and as such is not readily visible from the public realm. As such the subject building and the adjoining building will primarily be viewed as detached when viewed from public spaces.
- d) Principle BE37 of the Belsize Conservation Area Statement states that in some instances it is desirable to maintain gaps between buildings to provide views through to rear mature gardens. In this case the rear garden of the subject property is not considered to be of particular visual amenity. Notwithstanding, the side extension is mostly below street level

and as such there are clear views over the roof of the existing structure. As such the proposal is not considered to fill in a significant gap or result in any loss of views from public areas.

- e) The proposed front and rear elevations of the side extension will be mostly glazed, giving the extension a lightwell appearance and reducing its visual prominence.
 - f) The proposed framing materials would be of white timber in keeping with the windows on the existing building and the windows characteristic of the conservation area.
- Notwithstanding, a condition is recommended requiring that matching materials be used.

3.2. For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

4. Residential Amenity

4.1. The proposed side extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- a) The proposal will have no impact on the privacy of adjoining properties as there are no windows on adjoining or nearby properties in direct line or close view of the proposed openings.
- b) The proposal does not change the envelope of the existing structure and as such will have no material additional impact on the solar access, outlook or sense of enclosure of adjoining or nearby occupiers.
- c) While the proposal will effectively result in a side extension, a room connected to and internally accessible from the existing dwelling, use for purposes normally considered to be incidental the enjoyment of the dwellinghouse are not considered likely to result in a material noise or disturbance impact on adjoining and nearby properties. Noise transmission through the brick party wall is likely to be minimal and is a common arrangement; not considered to be reason to refuse the application. Any insulation required by building regulations will help to insulate adjoining properties from noise.

5. For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

6. Sustainability

6.1. LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal will include new windows and doors with a high degree of thermal insulation. Given the minor scale of the works this is considered to be a sufficient contribution to the sustainability of the building.

7. Community Infrastructure Levy

7.1. The proposal would result in a net increase in internal floor space and is thus liable to the Mayor's Community Infrastructure Levy (CIL). CIL is only payable for alterations and additions that exceed 100sqm of net additional floor space. As the proposal results in an increase of 15.6sqm, the proposal will not require payment of the levy.

8. Recommendation

8.1. Grant planning permission

