

## 1. Introduction and Overview – The Proposed Development

The application is for a Full Planning Permission for the consolidation of the various previous planning approvals listed below under a single permission and for the approval of a number of as built conditions partially departing from the previous granted applications. The application follows a number of previously granted approvals with the following Ref#: 2007.0508.C; 2007.6230.P - Original Planning; 2008.5721.P\_Refuse and Recycle; 2011.4124.P\_Details; 2012.0659.P\_Extended Basement; 2012.2793.P\_Adjustments during contraction.

The amendments involve:

- Formation of a small patio to House B basement level with openable glazing and wok on grille above
- Formation of two timber-clad enclosures with planter above, located at ground floor level to the edge of the front garden to allow for electrical and gas meters to be housed.
- Reduction of the extent of the walk on glass skylights in front of each house entrance at ground floor level.
- Formation of a new windows with frosted glass to the east elevation to house B, bathroom 02 at 1st floor level.
- 130mm increase in height to the boundary wall to the east boundary line with 3 Nutley Terrace to match the height of 1st floor timber balustrade.
- Change of openable size windows at 1st floor level at the rear due to Building Control regulation requirements.
- Omission of the glazing elements at 3rd floor level in between house A living room and house B terrace and introduction of a solid wall with render finish in-lieu.
- Reduction of the amount of glazing to the rear at the same level (House B stairwell access to terrace).

- Formation of a new maintenance staircase behind the glass elevation at 3rd floor level with openable skylight above to allow for maintenance access to the roof-top.

The rest of the design remains unchanged and as previously approved.

## 2. Historical Context of the Site

The garages were constructed at the same time as Fitzjohns House, a block of flats built sometime in the 1940s that is situated at the corner of Fitzjohns Avenue and Nutley Terrace. Fitzjohns House is 5 storeys high and contains 16 flats. The 5<sup>th</sup> floor was built around 1997. Prior to the new penthouse being built, there was a one bedroom flat on the 5<sup>th</sup> floor.

Fitzjohns House is very large and bulky. Externally the block of flats has an austere and dominating appearance, clad in red brick with projecting bay windows. The windows are the original Crittall steel windows.

To the right hand side of the garages there are 2 detached houses with a narrow gap between them.

On the opposite side of the street there is a large house to the south on what appears to be an infill site to the rear of the garden of the house in the corner of Fitzjohns Ave and Nutley Terrace.



Location plan

To the rear of the garages there is a large piece of land connected to a large residential development, believed to have been carried out by Camden Council. Immediately behind the site there is an area covered by overgrown bushes and trees.

## 3. Physical Context: Conservation Area Designation and Character

Nutley Terrace is within the Frognaal & Fitzjohns Conservation Area. The text below, which is derived from Camden Council's website provides the history of the neighbouring area.

*"Unlike his brother Sir John Maryon Wilson was free to grant building leases to his heir, and decided to develop the Finchley Road part of the estate. He agreed in 1873 to divide the estate with his son Spencer, whose portion included two proposed new roads, Fitzjohns Avenue and Priory Road. (Fitzjohns Avenue named after the Spencer Wilson house in Great Canfield). In 1875 the contract for Fitzjohns Avenue was let to Culverhouse (tenant at will of two main estate farms on the site of Fitzjohns Avenue and*



a builder) at a price of £8,987, and road making began. Culverhouse had previously been given a lease to exploit the East Park estate as a brick-field. In fact, bricks from the fields on the Heath were used for houses on Fitzjohns Avenue.

The design of Fitzjohns Avenue came from the grand vision of Spencer Wilson, with a 50ft wide road and 10ft pavement. Harpers magazine in 1883 called it "one of the noblest streets in the world". It was planted with alternate red and white chestnuts and the houses were set well back from the road with long front paths. Land agent, F.J.Clark advised the Maryon Wilsons to build the main roads and sewers and control the release of land carefully. The north/south alignment of the roads was determined by building surveyor HR Newton's concern with convenient access between Swiss Cottage and Hampstead. The termination of the northern end of Fitzjohns Avenue raised problems where the impressive new road ended in a mass of alleys and courtyards. Town Improvements were proposed to clear slums and rearrange roads and a public meeting was held in 1881 where traders on Hampstead High Street voiced concern about the new road causing loss of trade. A compromise was found and the north-west end of the High Street was demolished and widened, Heath Street was extended southwards and a new intersection created to make the link between Swiss Cottage and Hampstead.

Three railway tunnels lie under the area and also influenced the street lay out. The North London Railway (LNWR) made a tunnel between Hampstead

Heath Station and Finchley Road and Frognal in 1860. East of Fitzjohns Avenue it runs under properties and their gardens but the northern end of Netherhall Gardens was designed to lie over the tunnel. The Midland Railway connection to St Pancras was opened in 1868, and the mile long Belsize Tunnel was created to link Haverstock Hill and Finchley Road. Nutley Terrace was required to run over the line of the tunnel, which explains its angle to Fitzjohns Avenue. The tunnel was not able to meet the railway's requirements and a second tunnel (known as the Belsize New Tunnel) was built in 1884. Airshafts to the tunnel are located at No.32 Belsize Lane, Copperbeach Close and the land adjacent to



No. 46 Maresfield Gardens. The neighbourhood of Fitzjohns Avenue was built in ten years after 1876. The adjoining streets were slightly less spacious than

Fitzjohns Avenue but all had large building plots with detached or semi-detached properties, and some had room for carriage drives. Netherhall Gardens and Maresfield Gardens were named after a manor and parish of the Maryon Wilson estate in Sussex. Architectural interest was increased as private individuals bought freeholds and commissioned architects, creating good quality one-off buildings. The area became popular with a community of artists, writers, social reformers and the medical profession.

In the 1870's and 1880's the architecture that was popular included a variety of styles; Queen Anne revival, Arts and Crafts influenced by Norman Shaw (he designed three buildings in the area, one now demolished) and Gothic. The freestyle of Victorian influences comes together in the Conservation Area. The houses were of such a large size (No. 55 Fitzjohns Avenue had 25 rooms) that letting became difficult and towards the end of the 1890's a number of girls schools opened, a trend that continues today, in properties that were originally designed as houses.



Since the initial development there has been small-scale development in backland sites in the 1920's and 1930's (see O.S.1934 map). A number of local authority housing schemes were built in the 1970's by the London Borough of Camden, on the sites of demolished houses."

#### 4. Involvement: Consultation with planners and community



The original design received planning permission on the 19<sup>th</sup> November 2008 (2007/6230/P).

Nicola Tulley, from the planning department advised

Belsize Architects to withdraw the current planning application (ref 2012/1691/P) for two external aircon units and resubmit it including all the other amendments that we wanted to add to the approved application 2007/6230/P



Existing elevation

## 5. Planning History

Approver application:

### 2007.0508.C - Conservation Area Consent

### 2007.6230.P - Original Planning Permission

Granted Permission for the redevelopment of the site by the erection of a part 3 and part 4 Storey building with basement to accommodate two new residential units (Use Class C3) comprising one 2-bed unit at basement to second floor levels and one 4-bed unit at basement to third floor levels with roof terraces at second and third floor levels, and 5 garages at ground floor level, following the demolition of existing garages.

### 2008.5721.P\_Refuse and Recycle

Details of location, design, housing and method of waste storage and removal including recycled materials, pursuant to condition 6 of planning permission 2007/6230/P for redevelopment of the site by the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units.

**NOTE:** Further conversation between Mathias Fernandes from Camden Environmental Department and Belsize Architects confirmed that the allowance for two 1100 litres Eurobins would be sufficient for the provision of refuse and Recycle Storage to the property at 46 Fitzjohns Avenue, namely Fitzjohns House therefore the provision of separate enclosures to the west edge of Fitzjohns house was deemed not required.

### 2011.4124.P\_Details

Details of hard & soft landscaping, green roof, windows and external cladding materials required by conditions 2, 4, 7 & 8 of planning permission dated 19/11/2008 (Ref. 2007/6230/P) for (Redevelopment of the garages at rear of Fitzjohn's House, by the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units

(Use Class C3) comprising one 2-bed unit at basement to second floor levels and one 4-bed unit at basement to third floor levels with roof terraces at second and third floor levels, and 5 garages at ground floor level, following the demolition of existing garages).

### 2012.0659.P\_Extended Basement

Amendment to planning permission granted 19/11/08 (ref: 2007/6230/P) for the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units (Class C3), namely enlargement of basement area.

### 2012.2793.P\_Adjustments during contraction

Alterations during the course of construction to planning permission granted 18/11/11 (ref: 2007/6230/P) for redevelopment of the site by the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units (Use Class C3) comprising one 2-bed unit at basement to second floor levels and one 4-bed unit at basement to third floor levels with roof terraces at second and third floor levels, and 5 garages at ground floor level, following the demolition of existing garages, namely, changing House A garage 1 to an office ancillary to Unit A, replacement of glazed roof of House A to a green roof, erection of a louvred/brick extension at rear first floor level to accommodate air conditioning and creation of new louvred enclosure at ground floor level (adjacent to east elevation) to accommodate air conditioning and addition of overhead lift on the roof of each house, and alterations to rear façade treatment at rear third floor level.

### Previous application;

On 11<sup>th</sup> Feb 2005 an application, ref: 2004/4259/P, was submitted by PM & A Architects & Engineers for partial demolition of garages and erection over the garages of three houses, each 3-storeys high. The

application was withdrawn in April as otherwise the Council would have refused permission.

There appears to have been another application to fell 3 trees, application, ref. 2005/1017/T, for the same site, which received approval on 14<sup>th</sup> April.

We have not been able to find out if there is any further planning history for this site.

## 6. Physical Characteristics of the Design

Remains as approved on the 19<sup>th</sup> November 2008 (2007/6230/P)

## 7. Layout: Orientation of the Building

Remains as approved on the 19<sup>th</sup> November 2008 (2007/6230/P)

## 8. Amount: Scale and Volume

Remains unchanged and as approved on the 19<sup>th</sup> November 2008 (2007/6230/P)

## 9. Understanding of the context

The location is a sensitive one in a conservation area.

The study of the site was instrumental to the development of the idea of the design. The original design of the buildings in Fitzjohns Ave and surrounding streets were a combination of 19<sup>th</sup> Century Queen Anne Revival and Arts and Crafts buildings. Fitzjohns House is a very restrained Art Deco building. The style is more noticeable in the internal communal areas. Externally it appears as a bland brick building with tall bay structures and dominating volume. It was decided that the height of

the scheme should remain lower than the surrounding buildings, as it is an infill site and therefore should not complete with the surrounding buildings.

#### **10. Appearance:**

Remains unchanged and as approved on the 19<sup>th</sup> November 2008 (2007/6230/P)

#### **11. Landscaping**

Remains unchanged and as approved on the 19<sup>th</sup> November 2008 (2007/6230/P)

#### **12. Access**

##### **Pedestrian access**

Nutley Terrace is accessed by public transport via underground and buses from Hampstead High Street, a few minutes walking distance. The street is also reasonably close to Finchley Road/Swiss Cottage area and enjoys all the transport facilities offered in the area.

##### **Car access**

The proposed building is served by Nutley Terrace, which has little traffic and the main road, Fitzjohns Ave. Each of the two houses would have its own garage.

#### **13. Sustainability issues**

Remains unchanged and as approved on the 19<sup>th</sup> November 2008 (2007/6230/P)

#### **14. Lifetime Home Standards**

Remains unchanged and as approved on the 19<sup>th</sup> November 2008 (2007/6230/P)