

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>31/12/2014</b>	
		N/A / attached		<b>Cons. Expire:</b>		04/12/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Neil Luxton				2014/6647/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 2 100 Fellows Road London NW3 3JG				0.01A; 0.02 A; 0.03A; 0.04A; 0.05A; 0.06A; 1.01A; 1.02A; 1.03A; 1.04A; 1.05A; 1.06A; 1.07A			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of two storey rear extension with terrace area including timber privacy screen and new staircase and single storey side extension							
<b>Recommendation(s):</b>		<b>Grant permission</b>					
<b>Application Type</b>		<b>Full planning permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to draft decision notice					
<b>Informatives:</b>		Refer to draft decision notice					
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>40</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>An objection was received from the occupants of The Chapel House, no.100 A Fellows Road. They object on the grounds that it will affect the character and appearance of the host building and conservation area; visual impact, loss of privacy. They have referred to the refused 1997 scheme PE9700507 and consider it sets a precedent for refusal of the new scheme and do not see the 2014 scheme as setting a precedent for approval of the new scheme.</p> <p>Officer comment – the recent approval at Flat 1 has set a positive precedent and the historic refusal is not considered material given its scale and appearance and the differences in interpretation and policy that has arisen in the intervening time. The officer report addresses the other issues of neighbour amenity which is found to be unaffected.</p> <p>A letter of support was received from the adjoining occupiers at Flat 1 100 Fellows Road. The proposal was advertised by site and press notice</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		Belsize Park Conservation Area were consulted :no response received					

## Site Description

The site is located on the northern side of Fellows Road. The site is a house which has been converted to flats. It has a difference in levels between front and rear which means that a lower ground floor has been created. To the east and detached and off-set slightly to the north is no.98. To the west, attached to the property is another of the flats within the converted no.100, Flat 1. Flat 1 is extended at ground and lower ground level in the form of a two storey rear extension

The site lies within the Belsize Park Conservation Area.

## Relevant History

2014/5327/P was approved on 02/10/2014 for a rear extension at ground floor level with a terrace and green roof at Flat 1 no.100.

PE9700507 was refused in 1997 for a two storey rear extension at Flat 2 100 Fellows Road. This was refused on grounds of impact on the design and character of the host building and conservation area due to its location, dimensions and design.

## Relevant policies

### **LDF Core Strategy and Development Policies**

#### Core Strategy

CS5 Managing the impact of growth

CS14 Promoting high quality places and conserving our heritage

#### LDF Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 – managing the impact of development on occupiers and neighbours amenity

CPG1 – Design

CPG3 - Amenity

## Assessment

### Design

The proposal is to erect a two storey rear extension with terrace area including timber privacy screen and new staircase and single storey side extension.

The rear extension would replace the existing modest rear extension and create a deeper two storey rear addition which would have different projections at lower and at ground floors.

The side extension in-fills between the existing house and the boundary with no. 98 to the east.

The extensions would be flat roofed. The side extension would be faced in brick to match existing. The rear extension is to be faced in render. Although the host building has a pitched tiled roof and brick facing a flat roofed and rendered extension at the rear of Flat 1 has been recently approved which sets a precedent for this new scheme.

In terms of scale, the proposal is not felt excessive and would project no further into the garden than the recently approved scheme.

Although a scheme was refused in 1997 for a two storey addition at the rear of no.11, this specifically related to Flat 1 and the recently approved 2014 scheme at no.1 is felt to have superceded that scheme.

In terms of the lower ground floor side extension, this is flat roofed. It would be relatively imperceptible from the road due to its low level siting and its facing with matching brick.

To conclude, it is considered that the proposal is acceptable in design terms with respect to impact on the host building and the Belsize Park Conservation Area.

### Neighbour amenity

The proposal would project beyond the rear building line of the house and also the outrigger. However, it has been demonstrated through the applicant's drawings that the new proposal would not project beyond the furthest projection of the recently approved rear extension at Flat 1 to the immediate west. This would ensure no outlook issues and even if no.1's new flat remains unbuilt the proposal shouldn't have any effect on no.1 in terms of outlook that would merit refusal given that it would simply project relatively modestly beyond a window that is off-set from the boundary and thus prevent an outlook issue. In terms of overlooking, no windows are proposed that would overlook the neighbour and a proposed privacy screen would prevent overlooking laterally from the new terrace at Flat 2 to the proposed terrace at Flat 1 and would also prevent views from the terrace at no.2 backwards towards the windows on the rear elevation of no.1. In terms of shading, the rear elevation of no.1 is north-facing and so they do not receive light at all.

In terms of the other neighbours at no.98, they are off-set to the east. The nearest windows at no.98 are on the flank elevation. In terms of outlook the nearest windows on the flank of 98 already have limited views due to the existing house at 100 and the new extensions do not make this any worse. In terms of overlooking, no windows are proposed that would overlook this neighbour directly and in terms of shading, the existing house at no.100 shades the nearest windows at 98 and the new extension would not exacerbate this.

With respect to overlooking from the proposed terrace area this will be no more intrusive than any overlooking that would arise from the existing balconies at Flat 1 & 2 and at 100A.

To conclude, it is considered that the proposal would be acceptable in terms of its impact on neighbour amenity.

### Conclusion

It is considered that the proposal on balance would be acceptable and can be recommended for approval.