

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/02/2015	
		N/A		Consultation Expiry Date:		17/02/2015	
Officer				Application Number(s)			
Raymond Yeung				2014/7598/P			
Application Address				Drawing Numbers			
71 Fitzjohn's Avenue London NW3 6PD				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing roof structures with roof extension to house lift over-run and stair access							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified (Also re-notified based on amended plans)	11	No. of responses No. Electronic	03 00	No. of objections	03
Summary of consultation responses: (Officer's response)		Press Notice displayed from 24/12/2014 – 14/1/2015 Site Notice displayed from 23/12/2014 – 13/1/2015 A letter of objection was received from Flat 6, 4 Ferncroft Avenue, NW3 7PH on the following grounds:					

<p>below in italic)</p>	<ol style="list-style-type: none"> 1. Questioned whether the existing terrace has received planning permission and safety/height of existing balustrade. <p>Officer response</p> <p><i>It appears that such terrace existed on the approved plans within planning permission granted in 1985 for the existing terrace and the glass conservatory. No works are proposed to the existing balustrade. The existing conservatory has planning consent, and beyond the changes submitted within this application, no future volumes /changes are proposed.</i></p> <ol style="list-style-type: none"> 2. Questions why allowing (previous consent) a conservatory at this level and whether a simple opening rooflight at the head of the spiral stair and whether a lift shaft overrun building should be designed even more minimal as the current proposal is not of 'High Quality Design'. <p>Officer response</p> <p><i>The existing application is assessed on the individual merits of the proposed building replace the existing, the design and amenity impact are assessed within paragraphs 2.2 below.</i></p> <ol style="list-style-type: none"> 3. Light pollution from the proposal. <p>Officer response</p> <p><i>This objection is covered within section 2.15 Amenity below.</i></p>
<p>CAAC/Local groups comments:</p>	<p>The Heath & Hampstead Society have objected to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The building is Locally Listed. <p>Officer response</p> <p><i>The building is not listed on the LBC "local list", nor does it have listed status.</i></p> <ol style="list-style-type: none"> 2. Terrace overlooks and intrudes into the privacy of adjoining premises. <p>Officer response</p> <p><i>This issue objection is covered within section 2.15 Amenity below.</i></p>

3. The effect of the proposed on the skyline, and questions the volume of the proposal and that it may be seen from streetview.

Officer response

This objection is covered within section 2.2 Design below.

Fitzjohns/Netherhall CAAC consulted on 12/12/2014 and objected on the following grounds:

1. The design of design is not of high quality and such could be reduced in size, changed in material as such 'hat' design can be seen from public view.

Officer response

This objection is covered within section 2.2 Design below.

2. Objection may be raised as to safe MoE in the event of emergency or lift failure.

Officer response

Such issue may not be considered as a directly relevant material consideration when assessing the design under a planning application.

3. They also comment that a condition should be attached to limit the footprint massing and height of any future structure.

Officer response

The plans would be conditioned to ensure that what was approved in the drawings submitted would be built if implemented.

Site Description

The application site is a 3 storey property which has been converted into flats and falls within the Fitzjohns and Netherhall Conservation area. The property is a purpose built Victorian Mansion Block. The relevant property associated with the development is flat 71G which is located within the eaves of the building with various dormer windows and includes a generous roof terrace accessed by a small spiral stair from the living room. It is considered that property is a positive contributor of the Conservation Area.

At roof level there is an existing roof terrace with an enclosure containing the lift overrun.

Relevant History

May 1992 – Planning Permission Granted - Demolition of existing roof top conservatory to allow for the erection of a replacement structure. ref; 9260026

May 1992 - Planning Permission Granted - Erection of a roof top conservatory extension. ref; 9101303

December 1986 – Planning Permission Granted - Erection of a roof-top conservatory. ref; 8602141

Relevant policies

NPPF (2012)

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies (2010)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

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)

Camden Planning Guidance

CPG1 (Design) 2013

CPG6 (Amenity) 2011

Fitzjohns and Netherhall Area Statement (February 2001)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for a new roof enclosure to house the lift overrun and stairwell leading to the existing roof terrace.
- 1.2 The replacement building at roof level would be constructed using timber windows and plain red clay tiles to match the main property with rendered walls. It would measure approximately 3 metres height, 4.5 metres width and 2.4 metres depth.

2.0 Assessment

- 2.1 The main planning issues to be considered are the impact of the proposal in terms of design and conservation and the impact of the proposal on the amenity of neighbours.
- 2.2 Design
- 2.3 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.4 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings. Windows, doors and materials should complement the existing building.
- 2.5 The Fitzjohns and Netherhall Conservation Area Statement under F/N15 advises that roof extensions should not be detrimental to the form and character of the existing building, upset symmetrical composition nor higher than many of its surrounding neighbours. It also makes reference to the skyline of mid-late Victorian architecture suggesting that it is the effect on appearance of the skyline that is crucial to the local context.
- 2.6 The proposal would comply with the above statement in that it would not be detrimental to the form and character of the existing, being a replacement building lower than the existing conservatory, and being located on a detached property that would not harm the symmetrical composition of the nearby properties.
- 2.7 Due to the substantial size and height of the property, as well as the steep slope and curvature of Fitzjohns Avenue views of the roof terrace.
- 2.8 The large footprint of the block, the pitched nature of the roof, the height of the building, the steep slope of Fitzjohn's Avenue as well as the curvature of the road at Arkwright Road all result in minimal views of the roof terrace and the existing roof terrace structures from the street.
- 2.9 Revised Drawings; Following Officer's advice the proposals have been revised which ensures that the additional clay tile roof pitch is more sensitively designed to unify what are

currently two non-cohesive structures. The revision is considered more acceptable than the copper flashing materials originally proposed.

- 2.10 The revised design is considered to be kept to the absolute minimum to meet the brief of providing lift access to the existing terrace.
- 2.11 The new building would be lower in height than the existing conservatory, which itself and the adjoining existing building is considered to not be of high architectural merit. The host building comprises of mostly red stock brickwork with a decorative white banding to the front elevation, decorative white render to gable ends where the roof juts out and consists of Red Clay Plain Tiles roof. The proposed building intends to complement the main property by replicating the roof design and walling materials.
- 2.12 The size of the existing structures measure approximately 16.5 metres cubic volume, the proposed size would measure approximately 20.5 cubic volume and is considered a minimal increase.
- 2.13 Upon officer site visit, standing on Fitzjohn's avenue, it is observed that the existing building in question affords minimal views from nearby and further afield. The proposed extension, due to its location above the third storey and set back over 15 metres from the adjoining highway, is considered that it would afford very limited visibility from the public realm or streetscene and therefore, the impact on the conservation area is considered acceptable and to preserve the character and appearance of the conservation area.
- 2.14 Amenity
- 2.15 The proposed extension is not considered to raise any amenity issues in terms of privacy or overlooking.
- 2.16 Concerns have been raised from The Heath & Hampstead Society regarding potential overlooking. The proposal does not include the roof terrace which was originally seen on the approved drawings within the planning application granted permission back in 1986; the proposed alterations to the lift overrun do not alter the existing nature of the amenity space, nor the extent of overlooking. The terrace has been established since at least mid-80s, the proposal is considered that it would not create differences on neighbouring/amenity impacts.
- 2.17 The Society also raised an issue with light pollution, there are already existing external lights on the terrace. There are no new rooms habitable or otherwise being proposed. There will therefore be no change to the light emitted.
- 2.18 The proposed replacement building would not give rise to any adverse impact on amenity to the neighbouring occupiers.

3.0 Recommendation

- 3.1 The proposed roof extension is considered acceptable in terms of design, impact on the Conservation area and impact on amenity. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be

granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd March 2015.

For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.