

Planning Statement

1 Fitzroy Road, Camden, London, NW1
8TU

June 2016

1. Introduction

- 1.1 This Planning Statement has been prepared by Turley Planning on behalf of Greg and Eve Cohen ('the applicant'), to provide an assessment of the proposed scheme for works of amalgamation and various alterations to no. 1 Fitzroy Road ('the Site'), an unlisted building located within Primrose Hill Conservation Area.
- 1.2 This application is made following pre-application discussions¹ with Camden Council and engagement with the Primrose Hill Conservation Area Advisory Committee (PHCAAC). The current scheme design has been refined in response to a number of issues raised by the council officers in order to deliver an acceptable scheme in planning and heritage and conservation terms.
- 1.3 The scheme represents an opportunity for a development of significant design quality without the commercial constraints that often impinge on delivery of excellent architecture, sustainable design and creative spaces. The applicant is passionate about delivering a space in which his family can grow and live, but also to deliver something that will preserve and enhance the Conservation Area through high quality design, materials and form.
- 1.4 Jamie Fobert architects are award winning architects within Camden and they have been specially commissioned with a brief to deliver a functional living space coupled with elegant modern design which respects and responds to the existing house and surrounding area.
- 1.5 The applicant has invested a significant amount of resources to ensure that the right team are on board to deliver the technical and creative aspects of the scheme and to ensure that it sits appropriately within its current setting.
- 1.6 This planning statement should be read in conjunction with the following plans and reports submitted in conjunction with the application as set out in Appendix 1.

¹ Ref, 2015/6028/PRE

2. The Site

- 2.1 A more detailed overview of 1 Fitzroy Road and the context in which it sits can be found in **Section 3** of the Turley **Heritage Statement**. Essentially the site forms one of pair of semi-detached villas. Whilst it was the likely intention of the original developer to create these as identical pairs within a setting of other identically paired buildings, this did not materialise, evidenced by the surrounding vernacular of terrace buildings.
- 2.2 This has resulted in a diluting of the symmetry of the two semi-detached buildings at 1 and 3 Fitzroy Road, with No.3 hard up against a four storey end of terrace and No.1 adjacent to a significant and somewhat unique perpendicular gap with the rear of the Gloucester Avenue buildings. This coupled with the range of ad hoc and deliberate alterations to the buildings has left an area to the side of number 1 which does not sit comfortably with the intended symmetrical form.
- 2.3 The site levels fall away from Fitzroy Road to the rear of the site, resulting in a lower ground floor which benefits from a lightwell at the front with level access to the patio to the rear. The adjoining property mirrors this typology, underlining that the lightwell design is part of the intrinsic nature of the house. The front of the house is currently paved with standard paving stones and a rather industrial balustrade detail for the stairwell, neither of which enhance the appearance of the house. The site is currently arranged two flats which are rented out on short term tenancies with the lower ground floor accessed from the existing open stair well, the upper flat over three floors is accessed via the main front door.
- 2.4 The north side of the site consists of a sloped drive way made of corrugated concrete leading to a non descript two storey side extension extending to the boundary of the site which was formerly a garage but which now forms part of the down stairs flat. This element of the site is incongruous to the rest of the front area of the pair of dwellings in that the level relationship with the street is visibly not applied here, resulting in an unbalanced proportionality.
- 2.5 The rear of the property is not visible from any public viewpoints within the Conservation Area. In fact, it can only really be seen in oblique views on Gloucester Road and the rear of Utopia Village. The rear garden consists mostly of hardstanding with a tired wooden canopy overhang and is not very appealing.

3. Planning History

- 3.1 The site was constructed prior to the Town and Country Planning Act coming into force in 1947 and would have originally been built and occupied as a single residential dwelling house. Between the time of original construction and its subsequent return to residential use, the site was used as an office as evidenced by the planning permission granted on 1 November 1996 (LPA Ref: 9501554) to: *'Change the use from offices to single family dwelling with works of conversion to include the installation of two rooflights'*.
- 3.2 A subsequent permission was then granted on 11 July 2007 (2007/2431/P) to: *'Change of use and works to convert a single family dwelling house into two flats (C3)'*. The building currently exists in this form as two flats.

4. Pre-Application and Scheme Formation

- 4.1 A similar scheme designed by a different architect was submitted to London Borough of Camden in October 2015 for a pre-application meeting. This scheme proposed an amalgamation of the two residential units, double height side extension above the line of the existing porch and a double height window feature to the rear. No basement was proposed as part of the application. The pre-application advice letter is attached at **Appendix 2**.
- 4.2 The key points arising from the pre-application feedback received in December 2015 were as follows:
- 4.3 The principle of the amalgamation of 2 units into 1 was acceptable in principle.
- 4.4 Some elements of the design were welcomed such as levelling the steep driveway, the withdrawal of the building footprint from the boundaries of rear gardens on Gloucester Avenue and the restoration of a landscaped garden to the rear. However the full height side extension was felt to impair the composition of the two semi-detached houses against policy guidance, furthermore the interventions to the rear and the loss of the first floor (ground) rear windows was not considered appropriate.
- 4.5 It was recommended that engagement be undertaken with neighbours and the Conservation Area Advisory Committee.
- 4.6 We have sought where possible to address all the concerns raised through this process as the rest of the statement will set out.

5. Proposed Scheme

- 5.1 Following the pre-application and careful consideration by the applicant, a meeting a new approach was undertaken using a new architect, Jamie Fobert Architects. They were given the brief to design a scheme which delivered a comprehensive family home that works within the parameters and feedback of the pre-application feedback and the context of the Primrose Hill Conservation Area. Further information in relation to the specific design proposals can be found on the **proposed planning drawings** and the submitted **Design and Access Statement** prepared by Jamie Fobert Architects.
- 5.2 The main façade that protrudes to the front of the house remains unaltered as does the existing porch. However the levelling off of the front of the house and the driveway is included by virtue of an extension to the lower ground floor. As a result the boundary wall is raised and provides horizontal composition as opposed to the existing sloped one. The existing stairwell is reversed so that the stairs fall away from the porch stairs rather than alongside them as is the case now. The size and depth of the stairwell will remain as per the current arrangement but transcends down one further level to serve the proposed basement floor.
- 5.3 The proposed sloping drive is infilled as part of the lower ground extension with the existing set back side extension being removed. It is replaced by a part one part two storey contemporary brick side extension, which withdraws from the site boundary. Between this flank and the side boundary runs a rear access path which descends to the rear garden in line with the side extension.
- 5.4 The extension is only visible as a one storey extension above ground at the front and slightly reveals itself as a two storey element by virtue of the stepped path. It houses the stair from the proposed basement to ground floor. There are no windows proposed on the flank elevation. Towards the rear of the site the massing steps down in line with the site topography to a one storey side/rear extension element. The flow of the rear extension is continued at the lower ground level with the continuation of the parapet over the proposed lightwell (serving the proposed basement) and ending with the proposed small rear extension coming of the back of the existing flank wall.
- 5.5 The rear garden is proposed to be re landscaped to provide a improved more useable garden setting for the proposed house with the reintroduction of vegetation and additional trees and shrubbery.
- 5.6 Consultation with the Primrose Hill Conservation Area Advisory Committee was undertaken in April 2016. The response from the PHCAAC and the architects subsequent rebuttal can be found in **Appendix 3**.

6. Planning Assessment

- 6.1 This chapter assesses each element of the scheme against the development plan being the Camden Core Strategy, Development Management Policies and the London Plan.

Principle

- 6.2 Policy DP2 'Making Full Use of Camden's Capacity for Housing' – seeks to maximise the supply of housing in the borough. Developments that would involve the net loss of two or more homes would be resisted. The net loss of homes in this instance is one and the proposed would re-instate the building to its original use as a single dwelling house.

Design

- 6.3 Policy DP24 requires all developments to be of the highest standard of design. Development is needed to consider context, setting and scale or neighbouring; quality of materials and proportions of existing buildings. The proposed scheme is of a high design standard and has been formed and articulated within the context of the existing building and the surrounding Conservation Area. The Design and Access Statement sets out the key design principles of the scheme.
- 6.4 In essence the scheme provides a clever and sympathetic extension when viewed from the front of the house, with the brick side extension appearing to be only one storey in height a street level. The design uses the topography of the site by reducing any impact from the street scene of the rear elements of the side extension and the rear extension itself. The materials proposed are high quality brick, with the existing paint work on the flank elevation being removed to reveal the original brick, which would have been the original intention of the design of the house. The basement does not manifest itself in any visible form from any surrounding properties or views into the site, save from the very rear of Utopia village, and the small lightwell to the rear is therefore not considered to be an intrusion
- 6.5 In addition to this general design policy, there is Planning Guidance on Design CPG1. Para 4.9 of CPG1 states that a rear extension is the most appropriate way to extend a house, provided they are done sensitively and do not harm the amenity of neighbouring properties. Ground floor extensions are also preferable to those at higher levels. The width of rear extension should be designed so that they are not visible from the street and should reflect the rhythm of existing rear extensions.
- 6.6 The type of rear extension proposed as part of this planning application is symptomatic of the prevailing development pattern in the area evidenced by the fact the almost every single terraced house on Fitzroy Road has had some form of rear extension. The proposed height and depth of the rear extension will have limited if any impact on No.3 Fitzroy Road in daylight/sunlight terms given it will be a similar height to the existing party wall fence.
- 6.7 The rear element of the extension at lower ground floor level adequately maintains a secondary scale and proportion to the main building, and respects and preserves the original design and proportions through a detailed brick extension which flows with the

existing site topography. The resulting extension still allows for a good sized garden space which would also be upgraded as part of the proposals from its existing unkempt situation.

- 6.8 CPG1 also sets out guidelines for side extensions. The key criteria for side extensions are that they should be no taller than the existing porch and set back from the main building. In addition, infilling of gaps will not be considered acceptable significant views are compromised, the architectural symmetry and integrity of a composition is impaired or where original architectural features are obscured.
- 6.9 The proposed side extension is well below the existing porch height and is set back from the main building in conjunction with the existing building line. This seeks to elevate the status of the existing porch as an important feature of the original building. Coupled with the improved balustrading, materials and finish proposed for the stairwell, these design features further serve to preserve and enhance the appearance of the site from the front. In addition, and uniquely for this building, there is no infilling of gaps at this side extension given the wide distance between the rear of Gloucester Avenue and the flank elevation of the site. As there is no infilling of gaps issues on views and symmetry should not apply in accordance with the wording of the guidance. However for completeness we consider them in any event.
- 6.10 The views from the side of the house into the rear garden is currently blocked by the existing unsympathetic side extension. The proposed side extension would allow for a glimpse into the rear of 1 Fitzroy Road which currently is not provided, this would add interest and softening of the urban scene in this part of the Conservation Area, whilst still maintain the existing building line. Given that the existing side extension is a later and unsympathetic addition to the main building the loss of these features is acceptable. Furthermore the loss of the sloped drive and existing side extension and its replacement by a thinner side extension, rising from a ground floor level as seen from the street would help to reinstate some of the architectural symmetry that currently does not exist. Repairing the integrity of the composition of the two buildings.
- 6.11 Part of the front of this house was already underpinned by the existing vaults, so the provision of floorspace forward of the house already existed. When viewed from street level the appearance of the lightwell remains the same and the additional depth is not perceptible therefore there is no detrimental impact arising.

Basement Impacts

- 6.12 Policy DP27 Basements and Lightwells requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. As part of this application we have commissioned a Desk Study and Ground Investigation Report undertaken by Geotechnical and Environmental Associates and a Structural Engineering Report and Subterranean Construction Method Statement undertaken by Elliot Wood, to assess these impacts. Both assessments were undertaken in accordance with the guidance set out in Camden Planning Guidance 4 (Basement and Lightwells).
- 6.13 Basement development is permitted provided it does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground

instability. Specifically schemes need to demonstrate that the structural stability of the building and neighbouring properties will be maintained and that there would be no adverse effect on drainage and run-off or damage to the water environment, whether to the site surroundings and/or cumulatively.

- 6.14 The proposed basement would be of a re-enforced concrete frame. The construction method statement sets out a sequence of works which would ensure that the proposed development would not pose any significant threat to the structural stability of the property, adjacent properties and surrounding grounds. The BIA also identifies that the predicted damage would be negligible or very slight. This translates to hairline/fine cracks of less than a millimetre which can easily be treated during normal decoration. These 'very slight' impacts would be limited the site, No.3 and potentially No.5 Fitzroy Road. Therefore the structural stability of the building and neighbouring properties will be maintained.
- 6.15 The proposed Tree Survey Assessment confirms that only two trees of low amenity value would need to be removed, these would more than compensated for by the proposed hard and soft landscaping to the front and rear of the property which will re-introduce additional trees, plants and flora. In light of this and the minimal impacts on surrounding properties, there is no harm to the built and natural environment and/or local amenity.
- 6.16 The ground conditions have been investigated and some minor short term and long term heave has been identified, however these are based on an unrestrained excavation not taking account of the mitigating effect of the existing/proposed structures, the stiffness of the proposed floor slab and the proposed underpins – which would in reality combine to restrict these movements within the basement excavation. The movements predicted at or just beyond the site boundaries are therefore unlikely to be realised and therefore there would be no impact on ground instability. Further design mitigation measures are proposed within the BIA.
- 6.17 The site is not shown to be at risk of flooding from rivers or the sea and is not within any other sensitive land use zones. It is not identified by Camden in its 'Floods in Camden Report of the Floods Scrutiny Panel' as having suffered from surface water flooding in the 1975 or 2002 flooding event. The existing ground conditions of London Clay have a low permeability and negligible effect on local water supply or river base flow. On this basis the proposed development would not result in an increased risk of flooding.
- 6.18 In summary, the proposed basement would not harm amenity of neighbours and would result in an increase in the provision of trees/plants of townscape value by virtue of the proposed landscaping to the rear with an adequate soil depth of 1m. There is no harm to the appearance or setting of the property or the established character of the surrounding area, given that the front lightwell already exists and this is the only manifestation of the proposed basement from any public views. A small lightwell to the rear of the property is proposed, set away from the neighbouring properties in accordance with CPG4.

Impact on Conservation Area

- 6.19 A detailed overview of the issues and impacts relating to Heritage can be found in the Turley Heritage Report. The site is an unlisted building located within Primrose Hill Conservation Area.
- 6.20 The conservation area is urban in character with a high density of development interspersed by sporadic areas of greenery. It is dominated by long terraces of mid-19th century houses that are set back from the pavement with small lightwells and railings to basement areas. The Site, as part of a pair of semi-detached properties, contributes positively to the significance of this part of the conservation area as part of an earlier, contrasting phase of development to that of the terraced properties.
- 6.21 Both properties have been subject to a range of alterations over time. The proposed alterations present an opportunity to reinstate the historic ground levels within the front garden thereby enabling the delivery of enhanced landscaping proposals to the front garden and ameliorating the existing incongruous appearance arising from the significant level changes. This aspect of the proposals will enhance the character or appearance of the conservation area.
- 6.22 The proposed extension is two storeys in height in part, as is the existing, however, the proposed extensions are set back from the front elevation of the parent property, side boundary and below the existing eaves. The extension will maintain the existing ancillary relationship between the extension and the house. The proposed side extension is considered to have no impact upon the legibility of the historic massing of the pair of properties. The adopted design provides a contemporary approach, whilst utilising traditional materials, reinforcing a distinction between the original properties and the later addition. This is considered to be an appropriate approach and will have a minimal impact upon the character or appearance of the conservation area.
- 6.23 To the rear, the proposed extensions will remain subservient to the larger scale of this part of the parent property. A contemporary approach has been adopted to the proposed extension and re-modelling of the lower floors. Contemporary extensions at the rear of traditional properties are well-established in this part of the conservation area and will have a very limited impact upon the interest of the building and are, overall, considered to be consistent with its contribution to the significance of the conservation area. The proposed changes to the fenestration are consistent with those on the adjoining No.3 and are considered to reinstate a degree of uniformity to the upper levels of the rear elevation.
- 6.24 The application proposals will preserve the character and appearance of the conservation area.

Impact on amenities of nearby occupiers

- 6.25 Policy DP26 ensures that the quality of life of occupiers and neighbours will be improved by ensuring that development does not cause harm to amenity. Impacts on amenity range from overlooking, overshadowing, daylight impact, noise. Development is also required to provide for good amenity for future occupants in the form of rooms sizes,

storage facilities, bike storage and private amenity space. The impact on the amenities of neighbouring occupiers would be minimal.

- 6.26 The proposed scheme reduces overlooking by removing and covering up existing windows on the flank elevation that look directly into the rear gardens of Gloucester Avenue residents. The proposed side extension contains no windows in the side elevation and the rear extension at lower ground floor level does not create any risk of overlooking. Similarly the rear extension will not cause any daylight issues given the small size and height, which mirrors that of the existing party wall between No 1 and 3 Fitzroy Road.
- 6.27 In terms of noise and disturbance a draft Construction Management Plan and Construction Traffic Management Plan have been submitted as part of the planning application. A full and detailed plan would be secured, once a contractor has been appointed, via a Section 106 legal agreement mechanism. Aside from construction there would be no other noise impacts resulting from the scheme over and above the existing situation of the building being in residential use.
- 6.28 The scheme has been designed to accord with the London Plan residential design standards. The Design and Access Statement outlines the compliance with Lifetime Homes standards. The resultant private amenity space is well above the London Plan standards of 5 sq m with a meter squared for every extra person that can be accommodated. Details of storage for refuse, waste and cycles is proposed to be secured by planning condition but there is adequate space and options to provide for these elements.

Transport

- 6.29 The Parking Standards for the borough of Camden are set out in Policy DP18 and seek to deliver the minimum necessary car parking provision. The site as it currently stands could accommodate 2/3 cars on the drive if utilising the existing side extension back into its original use as a garage.
- 6.30 The proposed scheme provides one car parking space, which is in accordance with Camden and London Plan maximum standards. Accordingly, the traffic generation at this site will reduce given the potential reduction in trips to and from the site. Cycling parking will also be provided in accordance with Policy DP26. It is considered therefore that there would be no detrimental impact in parking terms as a result of the proposed development. Further information and detail can be found in the submitted Transport Note prepared by Caneparo Associates.

Trees and Landscaping

- 6.31 A Tree Survey Assessment was submitted as part of the planning application prepared by Indigo Tree Surveys. The survey identified 4 trees that had the potential to be impacted from the proposed development.
- 6.32 Two of the potential trees to be affected were small scale on site trees within a planted shrub border on the site. These trees provide little amenity value and were considered

low quality. It is proposed that these trees are removed with adequate replacements proposed.

- 6.33 The other two trees identified as potentially being impacts were offsite within neighbours' gardens. The tree to the rear of the application site was not considered to be impacted. The tree to the fore of the application site in the rear of 127 Gloucester Avenue was subject to further root investigation. The existing ground conditions, wall and sloped driveway prevented any root growth below the wall's foundation or coming from offsite positions onto the site. The ground works would therefore have no impact on the tree given that the boundary wall is to remain.

Energy and sustainability

- 6.34 The proposed development aims to adopt sustainable measures to reduce the energy and water materials used in design, construction and operation. By adopting a sustainable approach to these areas the proposed works aim to satisfy the requirements of Policy DP22 and meet Building Regulations standards and possibly exceed them wherever technically, functionally and economically viable.

7. Conclusion

- 7.1 The proposed development represents a unique opportunity to deliver a high quality scheme with a modern and innovative design which would enhance the appearance of the Conservation Area and deliver additional living space for a family dwelling. The scheme, designed by award winning Jamie Fobert Architects, utilises the topography of the site and replaces key design features using traditional materials in a modern form.
- 7.2 The planning application is accompanied by a range of documents which address the associated issues with the scheme. The development has been assessed against the relevant policies within the development plan and there are no perceived impacts in terms of heritage, basement impact, trees, parking and local amenity.
- 7.3 Consultation has been undertaken with local residents who have been made aware of the proposals by the applicant and are supportive. A pre-application meeting with Camden was undertaken in November 2015 and the subsequent advice has been incorporated within the proposed scheme. Furthermore, consultation was undertaken with the Primrose Hill Conservation Area Advisory Committee in May 2016.
- 7.4 On the basis of the above, it is our professional view that planning permission should be granted for the proposed development.

Appendix 1: List of Submitted Planning Documents

- Planning application form signed and dated
- Site Location Plan Drawing No. 312_001
- Existing Lower Floor Plan Drawing No. 312-002
- Existing Ground Floor Plan Drawing No. 312-003
- Existing First Floor Plan Drawing No. 312-004
- Existing Second Floor Plan Drawing No. 312-005
- Existing Roof Floor Plan Drawing No. 312-006
- Existing Long Section Plan Drawing No. 312-020
- Existing Long Section Plan Drawing No. 312-021
- Existing Cross Section Drawing No. 312-022
- Existing West Elevation Drawing No. 312-030
- Existing North Elevation Drawing No. 312-031
- Existing East Elevation Drawing No. 312-032
- Proposed Basement Drawing No. 312_100
- Proposed Lower Floor Plan Drawing No. 312-101
- Proposed Ground Floor Plan Drawing No. 312-102
- Proposed First Floor Plan Drawing No. 312-103
- Proposed Second Floor Plan Drawing No. 312-104
- Proposed Roof Floor Plan Drawing No. 312-105
- Proposed Long Section Plan Drawing No. 312-200
- Proposed Long Section Plan Drawing No. 312-201
- Proposed Cross Section Drawing No. 312-202
- Proposed West Elevation Drawing No. 312-300
- Proposed North Elevation Drawing No. 312-301
- Proposed East Elevation Drawing No. 312-302
- Demolition Lower Floor Plan Drawing No. 312-400
- Demolition Ground Floor Plan Drawing No. 312-401
- Demolition First Floor Plan Drawing No. 312-402
- Demolition Second Floor Plan Drawing No. 312-403
- Demolition Roof Floor Plan Drawing No. 312-404
- Planning Statement, prepared by Turley Planning
- Design and Access Statement prepared Jamie Fobert Architects
- Heritage Statement prepared by Turley Heritage
- Transport Note prepared by Caneparo Associates
- Construction Traffic Management Plan prepared by Caneparo Associates
- Draft Construction Management Plan prepared by applicant
- Desk Study & Ground Investigation Report prepared by GEA
- Structural Engineering Report and Subterranean Construction Method Statement
- Tree Survey Assessment and Construction Report

**Appendix 2: Copy of Pre-Application
Response Ref: 2015/6028/PRE**

Date: 10/12/2105
Our Ref: 2015/6028/PRE

Contact: Carlos Martin
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Mr. Bryan Tsang
Ben Adams Architects

Bryan.Tsang@benadamsarchitects.co.uk

Dear Bryan Tsang

Town and Country Planning Act 1990 (as amended)
RESPONSE TO PRE-APPLICATION ENQUIRY REF 2015/6028/PRE
Site: 1 Fitzroy Road, London NW1 8TU

Thank you for your recent enquiry regarding amalgamation of two residential units, replacement of the existing side extension with a new side/rear extension and associated alterations. This advice is based on the proposal shown on the documents provided with your email dated 26/10/2015 and the meeting held on 26/11/2015.

The proposed alterations would be assessed against the following policies and planning guidance:

Local Development Framework Core Strategy

- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS14 Promoting high quality places and conserving our heritage
- CS19 Delivering and monitoring the Core Strategy

London Development Framework Development Policies

- DP2 Making full use of Camden's capacity for housing
- DP6 Lifetime homes and wheelchair housing
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance

- CPG1 Design
- CPG2 Housing
- Primrose Hill Conservation Area Statement

On a regional and national level, the London Plan (2015) policies and the National Planning Policy Framework (March 2012) would also be relevant.

Amalgamation of the two units

Policy DP2 advises against proposals for the amalgamation of re existing residential units when they result in the loss of 2 or more net units. In this case, only one unit would be lost and consequently the proposal does not contravene policy DP2. This element of the proposal is therefore unlikely to be contentious in principle.

Design and conservation

The building's historic interest and its particular contribution to the conservation area as a survivor of the area's early urban development is bound up with its semi-detached form and the architectural interest derived from its symmetrical composition; your designs in a modern style seem to offer greater possibility of maintaining the desirable visual predominance of the original symmetries than more traditional approaches might. Your design must preserve or enhance the character or appearance of the conservation area, and the proposed levelling of the steep driveway and withdrawal of the building footprint from the boundaries of the terrace on Gloucester Avenue will assist in achieving this, with a restored garden setting also likely to improve the setting of the historic building. An incidental claimed benefit of the proposed side extension is its potential to screen the Utopia Works in views past the house, but it appears that this work is mainly done by fabric added further towards the rear of the flank wall. Viewed from the Fitzroy Road, the proposed height of the extension does not, as presently proposed, help it to appear clearly subordinate.

The Council's general principles for side extensions to existing buildings advise that they should be no taller than the porch and set back from the main building and advises that side extensions will not be acceptable where "the architectural symmetry or integrity of a composition is impaired". The proposed side extension would be set back from the front building line, as recommended above. However, it would be taller than the existing porch and it would impair a pair of semidetached properties that were built as a composition. This therefore is unlikely to be considered acceptable in design and conservation terms. The Primrose Hill Conservation Area Statement also highlights side extensions as a current issue and similarly advises that side extensions will not be acceptable where, among other things, they are unduly prominent or unbalance the composition of a building or group of buildings.

An intervention of the sort you propose on the rear elevation, especially if integrating a modern side extension, could be acceptable in principle. However, the proposed two-storey glazed opening on the rear elevation is too large and the loss of both existing windows on this elevation at upper ground-floor level is likely to be unacceptable. What would remain on the upper levels of elevation would appear too much a fragmentary remnant. The proposed restoration of some symmetry to the other windows, reversing presumed

alterations that have taken place there, would not seem to offset this. The proposed small bay at the corner offers the possible benefit of restoring to evidence the rear corner of the original house at garden level, at present obscured by the existing extension, and it would be nice to see this realised.

Inside the house (which, though not a designated asset, is a building of some architectural and historic interest) the degree of alteration to the plan form – particularly the entrance sequence and staircase – seems to go beyond what would be necessary to achieve the essential aims of your scheme.

Accessibility

Policy DP6 requires that all new homes comply with Lifetime Homes criteria. As part of an application you will be required to submit a Lifetime Homes assessment which outlines how the proposal will meet each of the 16 criteria. Given the development is a conversion of an existing building you may not be able to meet all of the Lifetime Homes standards. For those which can't be met a justification explaining the reasons would be expected.

Amenity

Policy DP26 seeks to ensure that the amenity of occupiers and neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook, privacy and the like. I do not anticipate any significant impacts on neighbouring amenity from the proposals. In fact, the levels of privacy in the vicinity would be improved by the removal of side openings.

Consultation

You are strongly encouraged to engage with neighbouring occupiers and the CAAC at an early stage in the process, given the likely concerns residents will have with the comings and goings of construction / delivery vehicles. Although adjoining occupiers will be notified of any application by us, initial consultation in the form of notification and being available to answer queries may help offset any concerns neighbours have before any application is submitted.

The planning application stage

Please ensure that you submit all the required information in accordance with the validation checklist. More details can be obtained from our website by logging on to <http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application>

Application process

Planning application forms can be completed online through the national Planning Portal www.planningportal.gov.uk. The website also provides details of the validation requirements and guidance notes.

For a valid application, I would advise you to submit the following:

- Completed “full planning application” form.
- An Ordnance Survey based location plan at 1:1250 scale clearly denoting the application site in red.
- Full set of plans (plans, sections and elevations) at a scale of 1:50 or 1:100 labelled ‘existing’ and ‘proposed’.
- The completed Ownership Certificate (this is part of the application form).
- A Design and Access Statement.
- The appropriate fee.
- Lifetime homes standards report.
- Photographs are helpful to provide site context.

Once you have submitted your application, if any further information is required to make your application valid, the validation team will write to you.

After you submit your application

It would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

We are legally required to consult on the application with individuals who may be affected by the proposals. We will notify your neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

All consultation responses will be available to view on the Council's website using the planning application search page.

The statutory timeframe to determine the application is 8 weeks. However, if the proposal is not contentious with neighbours we may be able to make a decision sooner.

Please note that the information contained in this letter represents officers' opinion and is without prejudice to further consideration of this matter by the Development Management Section or the Council's final decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me.

Yours sincerely,

Carlos Martin
Planning Officer
Planning Solutions Team

Appendix 3: Consultation Correspondence PHCAAC

No.1 Fitzroy Road

PHCAAC Rebuttal

On behalf of Greg and Evie Cohen

June 2016

Jamie Fobert Architects

1.0 Introduction

This document forms the basis of our response to advice received from The Primrose Hill Conservation Area Advisory Committee, as a result of a meeting at the application site with the Chair of the group Richard Simpson FSA on 21st April 2016.

The following letter outlining comments was received on 15th April 2016 –

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

4 May 2016

1 Fitzroy Road NW1 8TU 2015/6028/PRE

Following a site meeting on 21 April, the PHCAAC chair outlined the proposals to the PHCAAC at our meeting on 4 May 2016, and the Committee agreed as follows.

The Committee noted that the building is recognized as making a positive contribution to the character and appearance of the conservation area (CA), and that that contribution in part derives from the exceptional form of the building as half of a symmetrical pair of villas, in brick, and following, exceptionally, the earlier known plans for the development of the area. While we acknowledge later alterations, this gives the plan form of the building exceptional significance in the CA.

We acknowledged that the symmetrical, unspoiled, hipped roof and roofline is a key element in the CA, and accepted that its preservation might justify the addition of basement space.

We were primarily concerned by, and would expect to object to, the degree to which the original house would be enclosed – ‘wrapped’ – in side and rear extensions. These are excessive in scale and bulk in terms of the main, original, house.

While we acknowledge the benefit of reducing the width of the existing side addition to allow for a separation of building from the boundary, the increase in height would be harmful to the balance of the symmetrical house, and in particular to the significance of the front porch. We would ask to see the side addition reduced in height to allow the original massing to remain dominant.

The Committee was happy with the approach to the blind, recessed brick panel detail to the proposed side addition, but advised that the width of the panel to the front elevation was too wide – out of scale with the main openings of the front elevation of the original house. A reduction in height, coupled with a reduction in width could address this issue and better respect the proportions of the original house.

At the rear we would wish to see the existing footprint of the house retained at garden level and above: the proposed brick enclosure counters policy for rear additions in the area, and in a house of this importance in the conservation area, this is a key consideration for the committee.

We would be happy to see sketch revisions and to discuss them informally.



Richard Simpson FSA
Chair

2.0 Respecting the Existing House

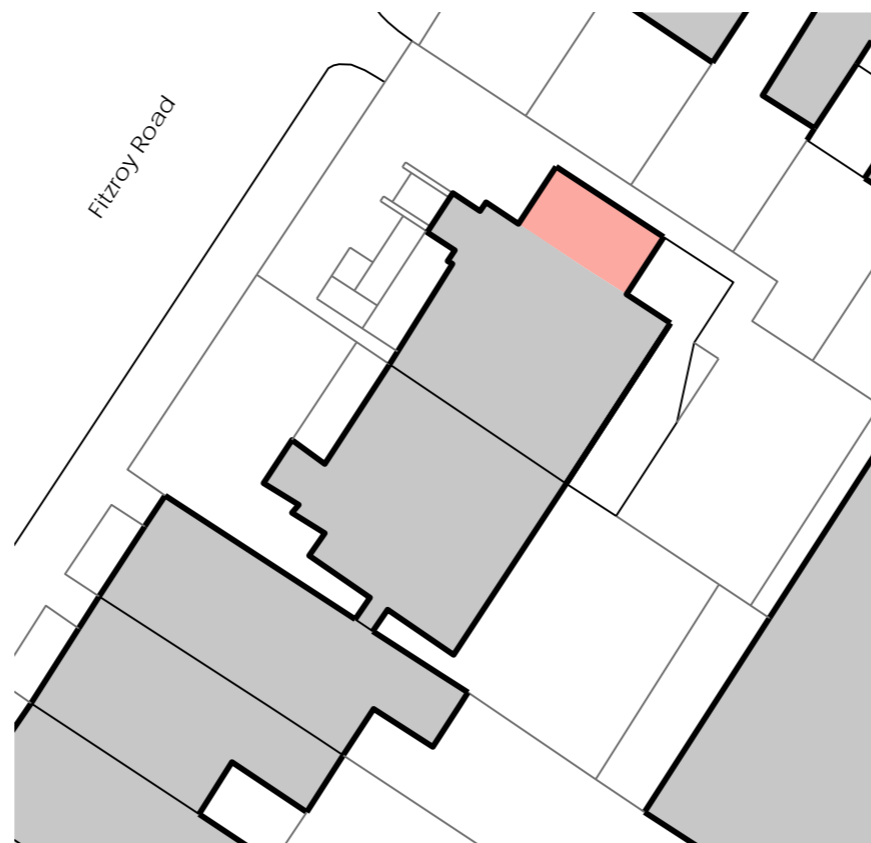
Comment: Opposed to the degree of wrapping of the existing house.

Response:

The existing house has been subject to a variety of built additions over the years, the garage currently encloses the corner of the existing house up to raised ground floor level. This is accessed via a concrete hardstanding ramp, a feature uncharacteristic of the Conservation Area. Our proposed extension respects the existing building line established by the current side addition, furthermore the massing steps down to the rear of the site carefully following the topography and maintaining the existing relationship. The resulting refurbishment and design are unquestionably modern, rather than mimicking Neo-Georgian architecture or resorting to pastiche. The extension is recognizable as a reinterpretation of the current house, both restrained in its architectural treatment, and subtle as a contemporary addition.



Existing: The existing house has suffered various alterations over the years with side extensions enhancing the asymmetric composition of the pair. Critically, the current garage extension extends to the corner of the existing house.



Proposed: The extension to the north of the house follows the building line and holds the proposed stair. This element steps back from the corner of the rear of the house at raised ground floor level, freeing up the original volume.



Proposed: The proposed extension to the north of the house follows the building line established by the existing set back, ensuring the subservient relationship between the main body of the house and the additional volume is maintained.



Proposed East Elevation




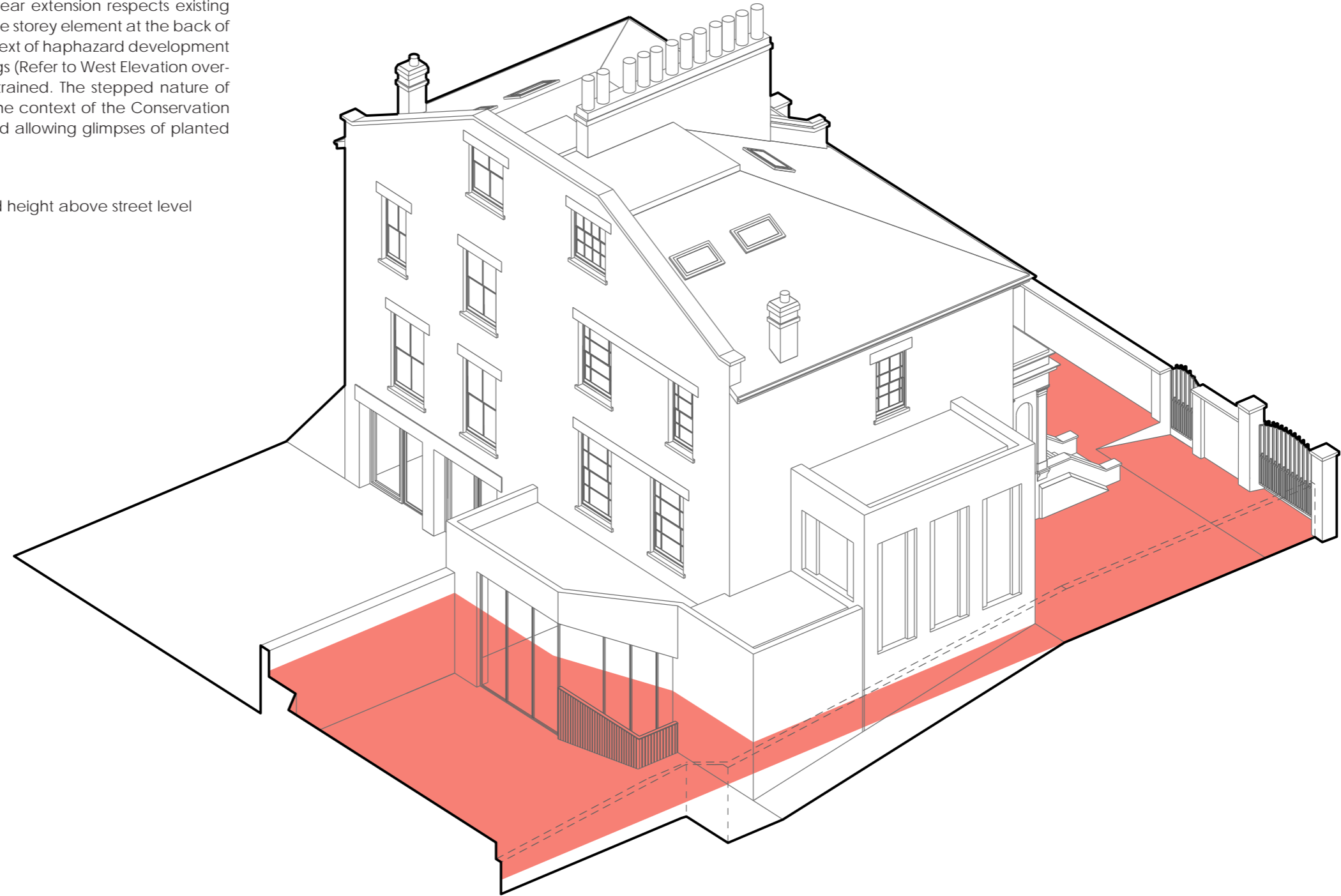
Proposed North Elevation

3.0 Proposed Massing

Comment: Excessive in scale and bulk compared to the original house

Response: The side extension is one and a half storeys high and clearly ancillary to the main two storey house. We have reduced the height of the side extension, dropping it below that of the porch and emphasising its subservient relationship to the existing house. The rear extension respects existing site levels and steps down to become a single storey element at the back of the house. When considered within the context of haphazard development to the rear gardens of neighbouring dwellings (Refer to West Elevation overleaf), the proposal appears calm and restrained. The stepped nature of the massing provides visual interest within the context of the Conservation Area, reducing the bulk of the proposal and allowing glimpses of planted landscaping to be viewed from the street.

 Ground Datum illustrates perceived height above street level



Isometric Diagram Indicating Ground Level Datum



Proposed West Elevation



Diagram Overlaying Existing Side Extension

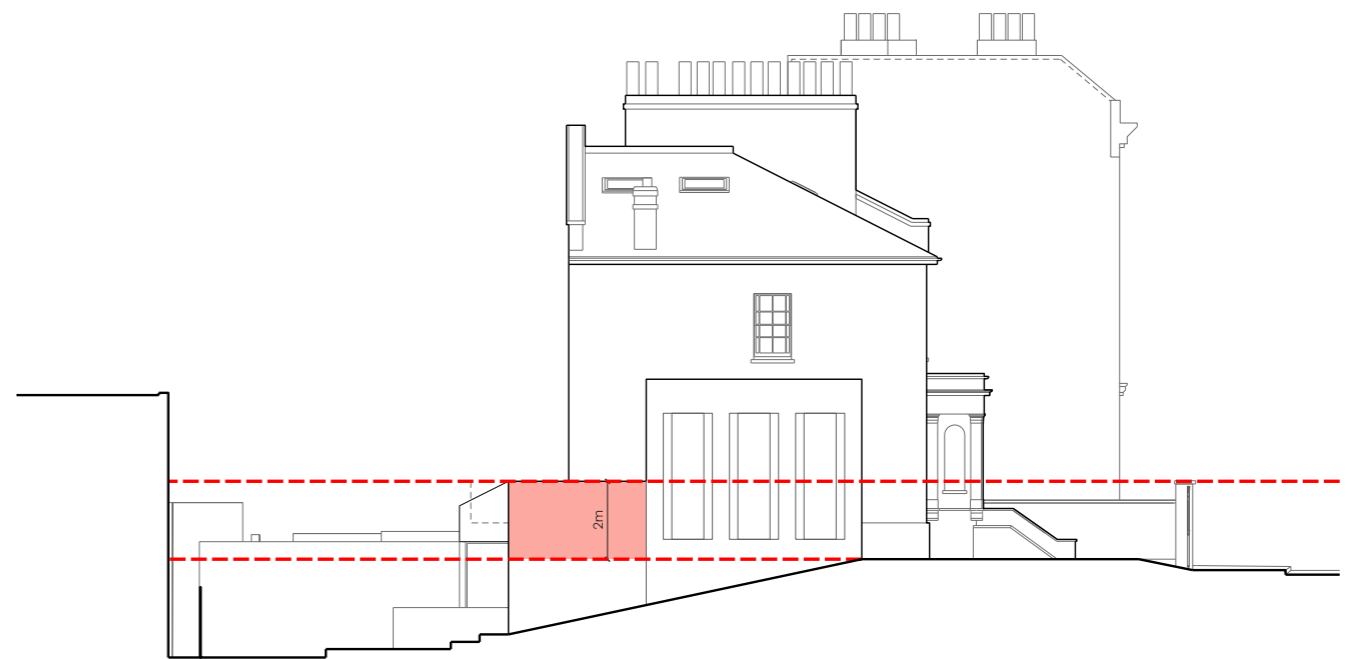
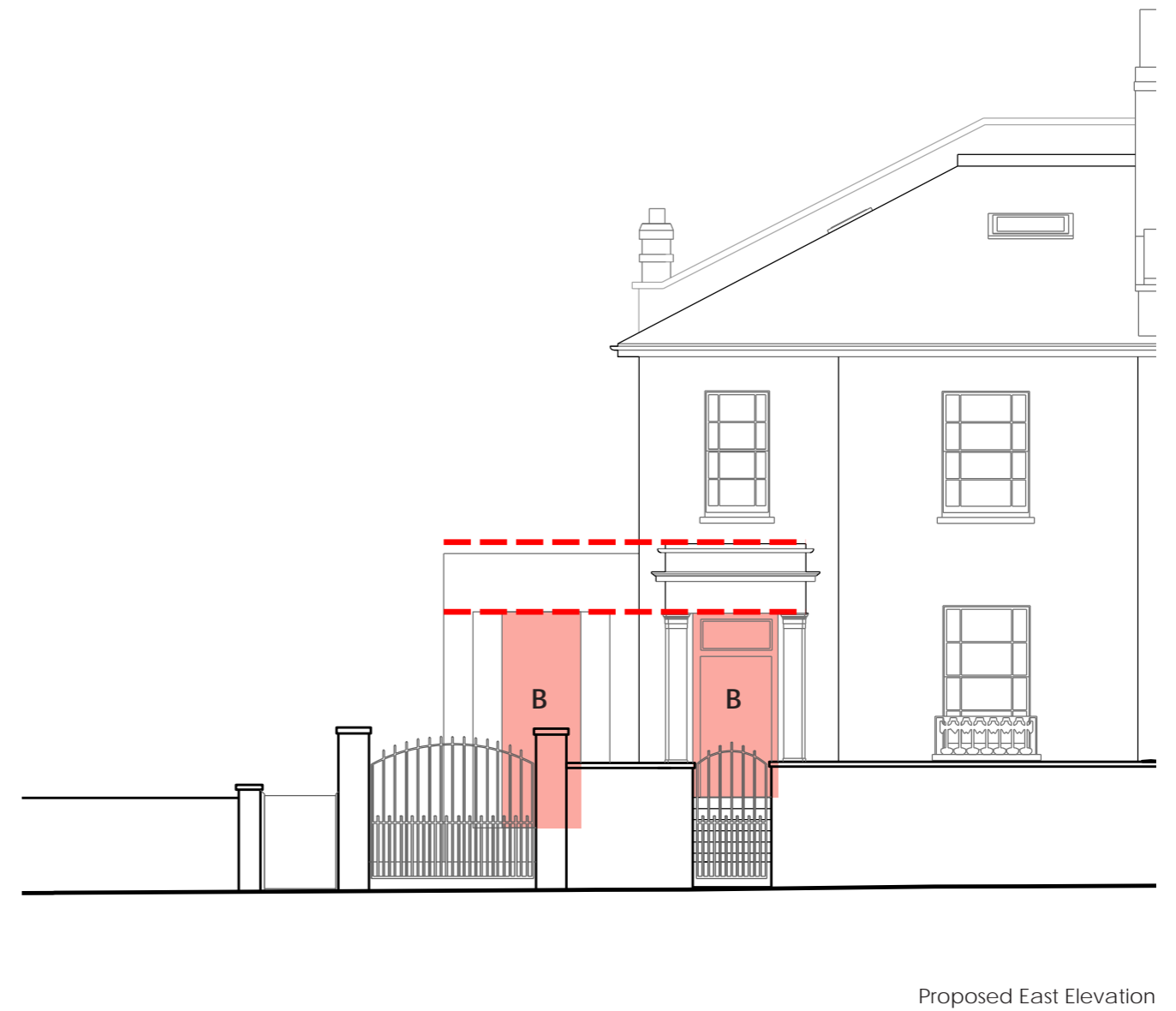
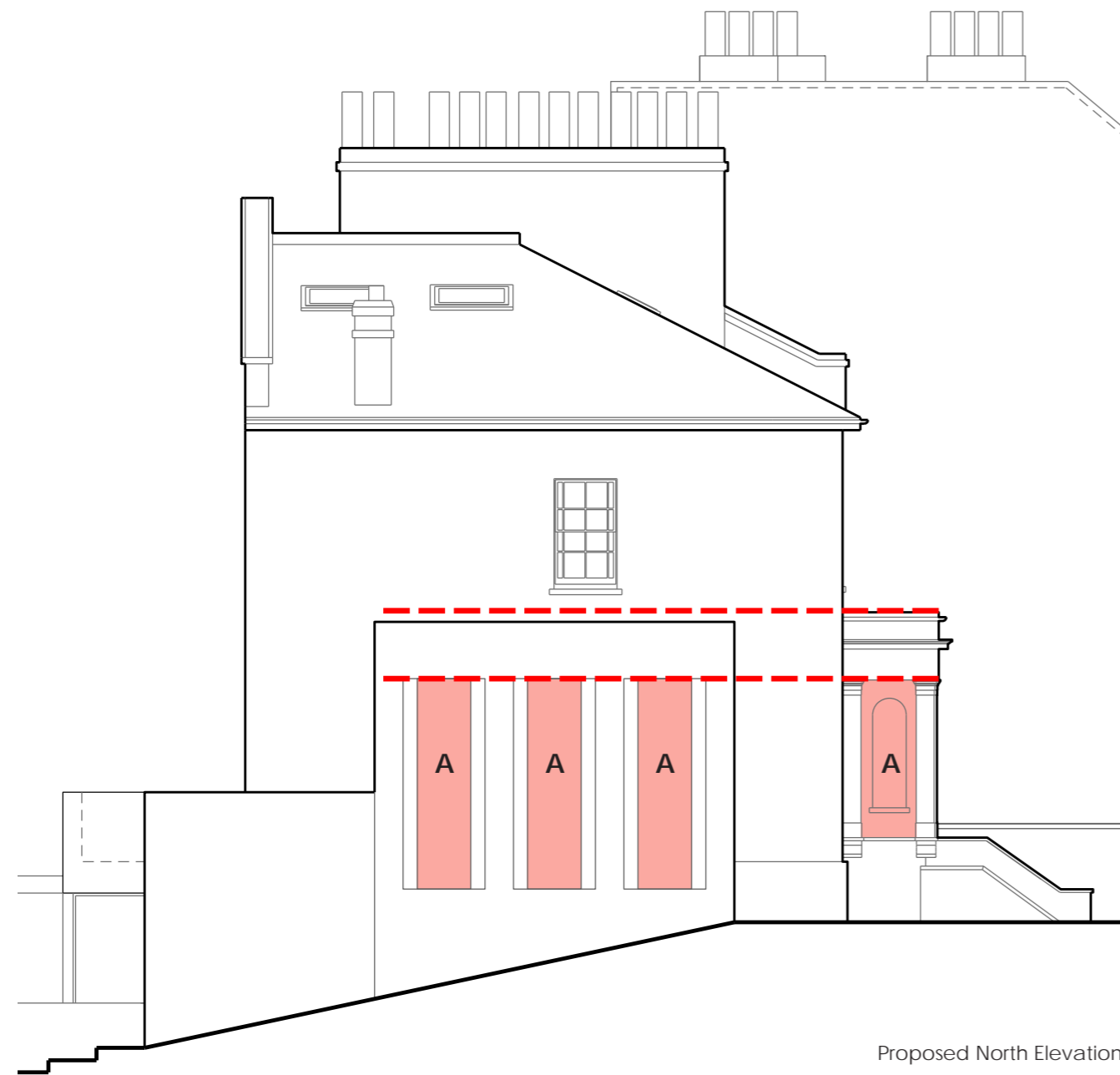


Diagram Indicating Height of Rear Extension above Ground Level

4.0 Materials and Detailing: Rhythm

Comment: Reduction in height and width could better respect proportions of original house.

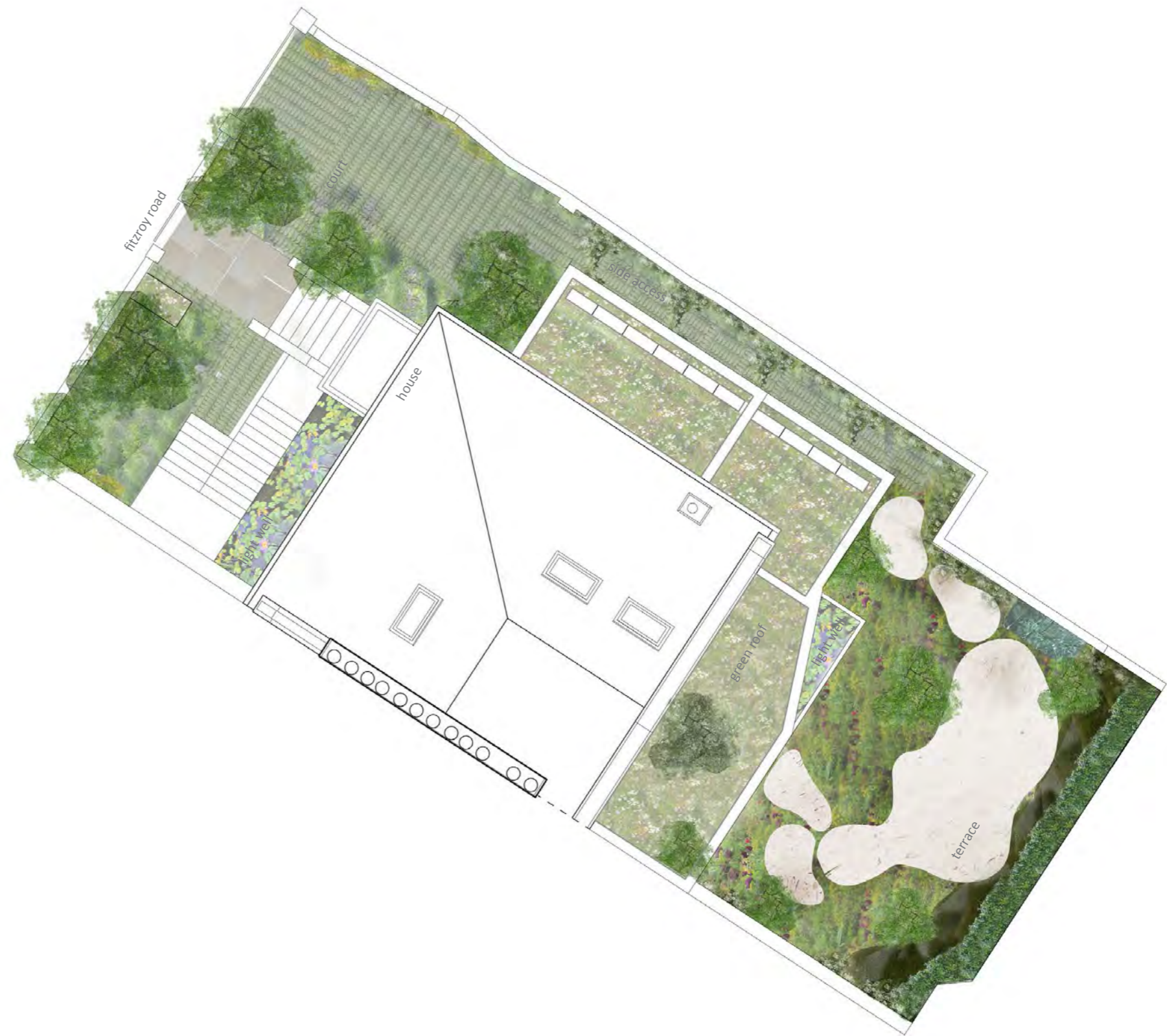
Response: The form and composition of the recessed panels is carefully derived from the existing house, respecting both the proportion and scale of the pilastered porch. Furthermore, the proposed side extension is set back from the main house, following the existing building line and ensuring the proposal remains subsidiary to the main body of the house. The proposed side extension holds a stair that connects lower and raised ground floor levels, it's height and width are therefore dictated by the provision of a generous staircase and crucially by the existing building floor to ceiling dimensions.



5.0 Building Footprint

Comment: Extent of existing footprint to the rear of the house.

Response: The proposed refurbishment of the existing dwelling has sought to both minimise any increases in footprint while also maximising the amount of amenity space and engagement with the garden. The rear extension remains entirely set back from the boundary and is also stepped in plan to the rear, an aspect of the design which softens the impact of the proposal at the corner of the house where the extension is only 1.5m deep.



Proposed Lanscaping Plan

From: Richard Simpson <richardsimpsonnw1@gmail.com>
Date: 19 June 2016 at 12:23:38 BST
To: Greg Cohen
Cc: Jamie Fobert <jamie@jamiefobertarchitects.com>, Tom Clark <tomclark@jamiefobertarchitects.com>
Subject: Re: 1 Fitzroy Road

Dear Greg and Jamie,

The PHCAAC carefully reviewed Jamie's informative response to our pre-application advice, and understood the arguments put forward.

The CAAC agreed, however, that without revisions, we would remain opposed to the proposals as set out in our earlier advice.

Let me know if you wish to discuss further.

Best wishes,

Richard

Chair PHCAAC

On 17 June 2016 at 09:49, Greg Cohen wrote:

Richard

In light of your email below – we are hoping to submit our planning application next week.

If you had any further feedback from your CAAC committee meeting, we look forward to receiving it.

Best

Greg

From: Richard Simpson [mailto:richardsimpsonnw1@gmail.com]
Sent: 04 June 2016 16:40
To: Jamie Fobert
Cc: Greg Cohen; Tom Clark
Subject: Re: 1 Fitzroy Road

Dear Jamie,

Many thanks for your response. We will review it at our next CAAC meeting which is on 15 June and I will let you know the Committee's views.

All good wishes,

Richaard

On 2 June 2016 at 19:10, Jamie Fobert <jamie@jamiefobertarchitects.com> wrote:

Dear Richard

Thank you for your letter dated May 4 2016 with comments from the PHCAAC.

We have taken some time to consider the committee's comments and have explored several options. This period of rigorous cross examination has brought about some alterations, although not to the extent that the committee has requested. This period of review has convinced me of the care and sensitivity of the proposal towards the conservation area and the improvement this will make to the historical reading of the house compared to its current condition.

In my 30 years of working with the historic fabric of London and, in many cases, in collaboration with Historic England (English Heritage), I have always attempted to find solutions which were neither pastiche nor overbearing to their context, but instead added a distinct contemporary 'strata' to the reading of the building with modesty and beauty. I truly believe that we have achieved this in our work on 1 Fitzroy Road.

The accompanying document is a response to the committee's comments. My hope is that this will enable the committee to fully understand the care with which our proposal has been made and allow you to support the application.

Kind regards Jamie

Jamie Fobert

Jamie Fobert Architects

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