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Head of Planning
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London Borough of Camden Council
5 Pancras Square
London
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Our ref: 7941/Sept16

28 September 2016

Dear Sir/Madam,

PLANNING APPLICATION TO CREATE AN EXTERNAL COVERED WALKWAY

SITE: FITZROY YARD, PRIMROSE HILL, LONDON NW1 8TP

Please find enclosed a planning application for the following development:

“Construction of an enclosure over the existing external domestic walkway at first floor level”

Submitted with the application are the following drawings:

- Drawing No. 242.100 P1 - Site Location Plan;
- Drawing No. 242.101 P2 - Ground Floor Plan as Existing;
- Drawing No. 242.102 P2 - First Floor Plan as Existing;
- Drawing No. 242.103 P2 - Roof Plan as Existing;
- Drawing No. 242.110 P2 – Section AA as Existing;
- Drawing No. 242.110 P1 – Section BB as Existing;
- Drawing No. 242.200 P4 – Ground Floor Plan as Proposed;
- Drawing No. 242.201 P4 - First Floor Plan as Proposed;
- Drawing No. 242.202 P3 – Roof Plan as Proposed;
- Drawing No. 242.310 P3 – Section AA as Proposed;
- Drawing No. 242.311 P3 – Section BB as Proposed
- Drawing No. 242.SK2 – Site Photographs

*Please note that no Design and Access Statement is required as the proposal results in less than 100sqm of floor space.

We trust that the application is valid and await the Council’s written confirmation that it has been



registered.

The Site

The proposed development relates to an existing dwelling known as Fitzroy Yard which is located on land to the rear of properties facing onto Fitzroy Road, Chalcot Road and Manley Street. The property itself is accessed via Fitzroy Road and is therefore somewhat unusual insofar as it lacks a traditional frontage onto the road. As a consequence, it is mostly hidden from public view.

Built as a two storey development, with basement, the main frontage of the building faces North West fronting onto an open courtyard. Access to the building is gained via a gated passageway situated between nos. 29 and 31 Fitzroy Road.

At first floor level the property has two wings which are interconnected via a central corridor and an existing external walkway located towards the southern end of the building. This is currently uncovered.

A search of the Council's online Planning Policy Map reveals that the site is located within the Primrose Hill Conservation Area (PHCA). This area is subject to an Article Four Direction which has removed permitted development rights for the property.

Proposed Development

The proposed development would create an enclosure over the external walkway at first floor level. This is to be created in a form that is similar to existing and adjoining corridor with glass panels positioned behind the existing timber balustrade.

The proposed encasement is to be constructed in copper cladding to match the existing roof, but with the addition of a glass roof-light. In order to accommodate the new structure, the existing external stairwell is to be reduced in width, but will otherwise remain in place.

Planning & Heritage Statement

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the purposes of this application the Development Plan comprises of the:

- Camden Core Strategy 2010-2025 (CS);
- Camden Development Policies 2010-2025 (CDP); and
- The London Plan including modifications (2016)

The new Camden Local Plan was submitted to the Secretary of State in June 2016. While it is not yet adopted, due to its late stage, it is understood that the Council is giving the policies contained within it limited weight in development management decisions.





As the proposed development relates to an existing dwelling, where modest alterations and extensions are typically considered acceptable or in many instances are permitted development, the principle of the development is considered to be acceptable. However, matters of design, amenity and because of its location within a Conservation Area, heritage, all need to be considered.

Design

CDP Policy DP24 (Securing High Quality Design) states that:

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility*

Emerging Local Plan Policy D1 (Design) also seeks to ensure high quality design, setting out similar criteria and objectives to the above.

Insofar as the above criteria are relevant, the proposed development would be a modest addition to the existing house, using matching materials and replicating similar forms already found within the building.

The scale of the enclosure is also influenced by the extent of the existing walkway, over which it is to be constructed, and its height will not exceed that of the existing adjacent ridge height. In combination with the choice of materials, this will help blend the development seamlessly within the existing structure. Indeed, the general approach to the design is to deliver a design that, once completed, appears as though it formed part of the original fabric of the building. This is successfully achieved by the proposed design.

In our judgement there is no conflict with the requirements of CDP Policy DP24.

The impact on the amenity of neighbouring residents is also a consideration, for which CDP Policy DP26 is relevant:





“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) microclimate;*
- g) the inclusion of appropriate attenuation measures.”*

Although at first floor level the proposed enclosure would be located next to the gable end of the neighbouring property, there are no windows or views towards the site from that aspect, and to the South the walkway looks over the internal courtyard. The potential for overlooking to neighbouring properties is therefore minimal and if anything there would be a net benefit to amenity as the enclosure will allow more restrictive views out and will also reduce the potential for noise from the use of the currently open walkway.

As the enclosure would not exceed the limits of the existing roof structure there will also be no unacceptable impacts from overshadowing, loss of outlook, or, daylight and sunlight, and no other amenity issues would be affected.

Heritage Impact

Notwithstanding the above, the application site is located within a Conservation Area, where there is a statutory duty on the Council to ensure that its character and appearance are preserved if not enhanced by development. This is further reflected in CDP Policy DP25 which states:

“In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;...”*

The NPPF provides further guidance on how development with Conservation Areas should be assessed. In particular paragraph 128 states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”





In this instance the notable significance is set out in the Council's Conservation Area Statement for Primrose Hill. This stipulates that the application site is located within Sub Area 2, which is dominated by long terraces of mid-19th Century houses.

In respect of block infills, which aptly describes the application site, the statement states that:

"The majority of land at the centre of the blocks and neighbouring the railway line is occupied by buildings that accommodate a variety of uses, including industry, offices, artist's studios and residential accommodation. These buildings vary in age and style, but are generally lower in height than the surrounding terrace properties. They are clustered around small enclosed courtyards, or gardens, which are accessed from the main highway by a narrow alleyway. These alleyway accesses are generally contemporary with the 19th century development of the area and are either located discretely between the residential terrace properties on the main roads or through the terraces via gated archways. Consequently, although these developments occupy a considerable amount of land, they are largely hidden from view, therefore allowing the residential terraces to dominate the townscape." [Our emphasis]

As to be expected, the Conservation Area is comprised of a number of notable buildings and architectural features that make a positive contribution to its character and appearance. However, the application site is not visible from the main thoroughfares and as such contributes far less to its overall quality. The proposed development will be equally obscured from view and due to its relatively minor scale, combined with its integration into the existing fabric of the building, it is difficult to envisage any harm to this part of the Conservation Area or to the Conservation Area as a whole.

Consequently, it is concluded that the proposal will continue to preserve the important character and appearance that Policy DP25 seeks to protect.

Summary and Conclusions

Planning permission is sought for a modest alteration to the existing building which would see the existing external walkway covered. Due to its modest scale and well-conceived design the proposed development would not detract from the character and appearance of the Conservation Area, indeed it will not be visible from the main thoroughfare, nor would it form an unacceptable addition to the host property.

Equally there will be no adverse impact on the occupiers of any neighbouring properties, indeed by covering the currently open walkway, neighbouring amenity could well be improved.

In view of the above it is considered that the proposals satisfy the requirements of the adopted development plan and is in accordance with Government advice set out in the NPPF. We would therefore, recommend that planning permission should be granted for the proposal.

Yours Faithfully
BELL CORNWELL





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