

Delegated Report		Analysis sheet	Expiry Date:	23/08/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	
Officer			Application Number	
Nora-Andreea Constantinescu			2016/3597/P	
Application Address			Drawing Numbers	
1 Fitzroy Road London NW1 8TU				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Amalgamation of two residential units (Class C3), demolition and replacement of existing side extension with a new side/rear extension, extension of lower ground floor and provision of a basement level with rear lightwell and associated alterations and landscaping.				
Recommendation:	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 Date of Site Notice: Date of Press Notice:	64 10/08/2016 19/08/2016	No. of responses	00	No. of objections	0
Summary of consultation responses:	No responses have been received.					
Primrose Hill CAAC	<p><u>Primrose Hill CAAC</u> has objected in relation to the proposed development. Following from this objection the proposal has been revised. The CAAC has confirmed that the objection still stands in relation to the following elements of the proposal:</p> <ol style="list-style-type: none"> 1. The wrapping round the north-east corner of the house is a particular loss, being formed by three distinctive elements, the front side addition, rear side addition and rear addition, all with their own vocabulary of fenestration, non-rectilinear alignments and additional materials. 2. The villa form characteristic to the original house should remain dominant form at all levels. <p><i>Officer response:</i></p> <p><i>Through negotiation with the applicant the proposal has been revised in order to address the above concerns.</i></p> <ol style="list-style-type: none"> 1. <i>Discussed below within Part 4. Design.</i> 2. <i>The extension dimensions have been reduced and the proposal appears as a more subordinate addition.</i> 					

Site Description

The application site is located within Primrose Hill Conservation area, to the West of the borough of Camden, on the eastern side of Fitzroy Road. The site relates to a three storey dwelling that forms one half of a pair of semi-detached villas dating from 1840's, set amongst later Victorian terrace development and finishing a row of seven houses of a similar age.

The area is characterised by residential development, predominantly in the form of three to four storey terrace houses.

The site has a downward gradient from north-west to south-east, with the front garden sitting at approximately 2m higher than the rear garden.

The dwelling has been extended previously with a two storey side extension which projects up to the rear boundary with the property at no 123 Gloucester Avenue, to accommodate a garage at the lower ground floor level and a staircase for the floor above. Due to this extension a considerable part of the front garden has been paved in order to provide vehicular access to the garage.

Relevant History

P9602492 - Erection of a single storey side and rear extension – Refused 22/10/1996

PE9700803R2 - Raising roof level over garage and alterations including removal of external stair and insertion of velux roof lights to convert garage into a habitable room, also new glazed door to rear elevation – Granted 27/02/1998

2007/2431/P - Change of use and works to convert a single family dwelling house into two flats (C3) – Granted 11/07/2007

2010/5325/P - Installation of sliding/folding glazed doors at the lower ground floor rear elevation of the residential dwelling – Granted 29/11/2013

2015/6028/PRE - Amalgamation of two residential units, replacement of the existing side extension with a new side/rear extension and associated alterations – Pre-applicant advice issued 11/12/2015

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2016

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing High Quality Design

DP23 Water

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements & Lightwells

Camden Planning Guidance (2013 & 2015)

CPG1 Design

CPG4 Basements and Lightwells

Primrose Hill Conservation Area Statement

Assessment

1. Proposal

- 1.1 The property has been converted into two flats following the planning permission granted under 2007/2431/P. The current proposal includes the amalgamation of the two units to create one single family dwelling; the creation of a basement with rear lightwell extension of the lower ground floor level; alterations to the existing front lightwell; erection of side and rear extensions and associated alterations to the landscape.
- 1.2 Following negotiation with the applicant, the proposed scheme has been amended in light of the comments received from the Primrose Hill CAAC and consideration of Camden Development Policies and Planning Guidance. The following amendments have been made:
- The proposed basement and lower ground floor extensions originally projected up to the front boundary of the applicant site. Amendments have been made to set back both levels by 1 m in line with the existing vaults at the lower ground floor.
 - The alterations to the front lightwell originally involved a different staircase arrangement and a greater opening than the existing. This has been amended to have the same area as the existing lightwell of 14sqm.
 - The height of the front side extension has been reduced from 4.72m to 4.46m to be in line with the dwellings' existing porch cornice and reveals to the ground floor of the terraces
 - The height of the side extension towards the rear has been reduced from 5.1m to 4.73m; the height of the rear extension has been reduced from 4.45m to 4.15m, and the oblique part of the rear extension parapet wall has been reduced from 5.1m to 4.73m.
 - The oblique parapet line of the rear extension has been amended to end in line with the dwelling's historic corner.

2. Considerations

- 2.1 The main planning considerations in the assessment of this application are:
- Basement Impact Assessment
 - Design – the impact the proposal has on the character of the host dwelling as well as that of the wider Primrose Hill Conservation Area
 - Amenity – the impact of the proposal on the amenity of the adjoining occupiers

3. Basement Impact Assessment

- 3.1 CPG 4 recommends that basement development should not project beyond the footprint of the original house. The property benefits from a lower ground floor with vaults and a staircase projecting beyond the main footprint of the property towards the front boundary of the application site.
- 3.2 At the request of Officers, the applicant has amended the proposal to reduce the size of the new proposed basement level and the extension of the lower ground floor so that they are set back from the front line of the property by 1m in line with the guidance set out in CPG4. The basement extension has an internal height of 3m and the lower ground floor an internal height of

3.5m. The excavation would be at a depth of approximately 7m and 4.5m where the lower ground floor already extends.

- 3.3 The applicant has submitted a revised Basement Impact Assessment (BIA) to accompany this proposal. The BIA has been audited by Campbell Reith and the information has been deemed satisfactory demonstrating that the schemes would maintain the structural stability of the building and neighbouring properties, would avoid adversely affecting drainage and run off or causing other damage to the water environment, and would avoid cumulative impacts upon structural stability or the water environment in the local area. The submitted BIA has evaluated the impacts of the proposed basement considering the issues of hydrology, hydrogeology and land stability. Campbell Reith is satisfied with the proposal which is in accordance with policy DP27 and CPG4.

4. Design

- 4.1 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.
- 4.2 The proposed extension is formed of 3 elements which act as one coherent addition projecting from the side towards the rear and taking into account the existing site topography by stepping down to the rear of the property thereby reducing the additional visual presence and the impact of the schemes overall massing. The massing approach proposed is derived from the existing building and closely informed by context.
- 4.3 When considering side extensions, the Council's general principles 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 in from the rear boundary with the property at no 123 Gloucester Avenue having a width of approximately 3m and also set back from the front line of the property by approximately 8.7m. The height of the side extension has been subsequently revised through negotiation with the applicant in order to be in line with the existing porch cornice and the reveals of the neighbouring terraced properties and also to address the concerns raised by the Primrose Hill CAAC regarding the bulk and mass of the proposed scheme. Subsequently, the CAAC retracted their objection to the side extension.
- 4.4 The proposed side extension is expressed in a clean and uncluttered simple form. The extension does not have any windows but it includes a recessed brick feature adopted within the rhythm of the façade, which references the architectural proportions of the host building and its neighbours. The elevation form would vary according to light conditions and angle of view, ensuring the building maintains a tactile and sculptural quality rather than an unrelieved uniformity. The size, proportions, material and colour of the extension have been carefully chosen to maintain a sense of balance in the relationship between the two semi-detached houses and with the terrace beyond. This side extension is the main element that can be seen from Fitzroy Road and it is considered to enhance the appearance of the host dwelling by adding an extension of greater architectural interest than the existing, and would enhance the character and appearance of the conservation area by remaining deferential to its context by pulling back from the party boundary and better balancing the historic composition.
- 4.5 The side extension continues towards the rear with an element which drops greatly in height compared to the existing extending the house at lower-ground-floor level. This element of the proposal has been reduced in height through the amendments from 3.3m to 3m in order to form a more subordinate extension which better relates to the building's historic form at the rear.
- 4.6 In relation to rear extensions, CPG1 advises that these should be secondary to the building

being extended in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; allow for the retention of a reasonable sized garden; retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to the of the surrounding area.

- 4.7 In order to respond to the guidance set out in CPG1 and the Primrose Hill Conservation Area Statement, the parapet of the rear extension has been reduced in height to 4.15m in order to avoid encroachment of the ground floor rear elevation and reveal more of the ground-floor windows above. The rear extension projects with a depth of 2.8m beyond the rear of the host dwelling and attached semi-detached pair at no 3 Fitzroy Road. This will read as being subordinate to the rest of the rear elevation above, with an asymmetrical form which references it but sets it apart, being also finished in a complementary but modern high-quality brick. The line of the proposed rear extension would be set back towards the north of the side and reveals a lightwell with a depth of approximately 1.5m and width of 3.3m.
- 4.8 In addition, the corner of the rear extension has been revised as well so it would end in line with the dwelling's corner. The rear extension would respond to the importance of the historic corner of the villa with the oblique parapet line which relates to the main roof slope of the dwelling and links the rear extension to the side. The axonometric drawing provided by the applicant shows the effect of the linked extensions as a chain of elements which are proportionally adapted to respond to the character of the host dwelling and conservation area. Overall it is considered that through negotiation with the applicant the revisions have responded to the main concerns in relation to the scale and mass of the proposed extensions, and to help the historic form of the house – in particular its rear corner – to stand proud of these linked extensions. The proposed extensions are considered to be of a high quality design and would appear subordinate to the host dwelling and the surrounding properties.
- 4.9 In relation to the front lightwell, CPG 4 advises that 'the presence or absence of lightwells helps define and reinforce the prevailing character of a neighbourhood'. The lower ground floor of the host dwelling is currently served by a front lightwell which allows a secondary access. The proposed lightwell is informed by the existing feature and proposes a different arrangement of the staircase in order to ease the secondary access into the basement and lower ground floor levels. This element of the proposal has been subsequently revised to provide the same area of opening as the existing lightwell.
- 4.10 A benefit the proposal will bring to the principal views of the building within the Conservation Area from Fitzroy Road is the reinstatement of an area of the front garden at street level, which arises from the replacement of the current lower-ground and ground-floor side extension with an extension at ground-floor level only. The enhanced landscaping on this prominent corner site and the removal of the steep concrete driveway will enhance the appearance of the conservation area. The front garden is proposed to have a simple, soft natural treatment with multi-stem hazel trees with a field layer of bluebells, wild garlic, wood anemones and ferns below. There will be plants climbing over the walls and amongst the hazels are honey-suckles and clematis.
- 4.11 The proposed scheme also includes new landscape in the rear garden designed as a set piece to be viewed from the extension. Espalier hornbeams would cover the blank rear wall of the warehouses building to the south with yew below and a small terrace of fossiliferous Portland stone is set amongst flowers. This would be an improvement on the existing mainly concrete rear garden and is therefore considered to be an enhancement to the host dwelling.

5. Amenity

- 5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should

avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be “designed to protect the privacy of both new and existing dwellings to a reasonable degree” and that the Council will “aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers”.

- 5.2 The northern side of the application site is located at the rear of the properties along Gloucester Avenue and towards the southern side there is the rear of the semi-detached pair at no 3 Fitzroy Road. The proposed side extension, which project towards the northern side of the site, are set back from the neighbouring properties rear gardens by approximately 1.1m with a distance of more than 8m to the houses rear walls. It is therefore considered that the proposed side extensions would not cause any significant harm to the rear gardens of the properties at nos. 127 to 119 Gloucester Avenue.
- 5.3 In relation to the rear extension, CPG1 advises that they should be designed to “not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure”. Following the basement extension, the rear garden would be at a lowered level than the neighbouring property at no 3, in order to allow a greater height inside but to avoid any harmful effect to the attached neighbouring property. In addition the height of the rear extension has been also reduced to be in line with the design considerations but also to diminish the impact on the property at no 3. As such, due to its dimensions and location, the proposed rear extension is not considered to cause any significant harm such as loss of light, loss of outlook, overlooking or loss of privacy to the attached neighbouring property at no 3 Fitzroy Road.
- 5.4 Overall, due to the proposals dimensions and projection it is not considered that the neighbouring amenities would be affected by the proposed scheme.

6. S106

- 6.1 A Construction Management Plan would be secured by way of a S106 legal agreement to ensure that disruption to neighbouring residential properties and the highway network is minimised during the course of construction.

7. Recommendation

- 7.1 Grant conditional planning permission subject to s106 agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th October 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for ‘Members Briefing’.