

**Our Ref: KJ/JW/21164**  
**Your Ref: 2016/1866/P**

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**Date: 07 November 2016**

Kristina Smith  
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Dear Kristina

**RE: 86-88 FELLOWS ROAD, LONDON, NW3 3JG**  
**APPLICATION FOR PLANNING PERMISSION, 2016/1866/P**

Further to our discussions on the above planning application, please find enclosed revised drawings and an updated sunlight/daylight assessment for your consideration. Revisions have been made to the design of the proposed extension as a result of concerns on the scheme's sunlight/daylight impact upon the adjoining building, 90 Fellows Road.

The revisions comprise a reduction in height of the Upper Ground Floor (UGF) of the extension by 450mm and the removal of the west 'wing' to this part of the extension, to ensure that the proposal has an acceptable impact on the adjoining building. As a result of these changes the west UGF is reduced in size so it now remains a one bed unit. Accordingly the description of the development should be updated to read:

*'Change in unit mix of property containing 5 flats from (3 x 2 bed, 1 x 1 bed, 1 x studio) to (3 x 3 bed, 1 x 1 bed, 1 x studio); erection of a part 1, part 2 storey rear extension and demolition of existing side extension.'*

Additional drawings have also been prepared to include replacement brick bin stores to the front of the site. The existing stores are too small to hold modern bins, which are currently kept on display in the front garden.

Comments have also been received from neighbouring occupiers on the proposal which express concern about the sunlight/daylight impact of the proposed extension on adjoining properties and its design and impact on the Conservation Area. These concerns have been considered further below.

Overall the proposal is considered to be a high quality design that will provide enhanced accommodation to the existing residential units on site. The scheme has been sensitively designed to preserve and enhance the Conservation Area and, with the revisions to the design, will ensure an acceptable impact on the surrounding area.

### Sunlight/Daylight

Two of the comments received referenced the sunlight/daylight impact of the proposal on the adjoining building, 90 Fellows Road, and considered that there were inaccuracies in the assessment undertaken. Our consultants, WSP, have revisited their model to ensure that it is

an accurate representation of the two buildings and measurements have been taken on-site. As a result slight changes have been made to the sunlight/daylight model so it is an accurate representation of the proposal and the adjoining buildings.

The updated model showed that the proposal continued to have no adverse impact on the adjoining building to the east and that the ground floor windows of the property to the west, 90 Fellows Road, would not be significantly affected. However, the proposal would have an adverse impact on the first floor of that property and to prevent an unacceptable impact changes were necessary to the proposed design.

WSP prepared a detailed 3D model examining different height and massing options and concluded that reducing the height of the central core of the extension by 450mm and removing the west 'wing' of the Upper Ground Floor extension would ensure that the proposal will have an acceptable Sunlight/Daylight impact. Revisions have accordingly been made to the proposed design and WSP have prepared an updated assessment which concludes that the proposal is in-line with BRE guidance and in accordance with Camden's planning policies.

The following revised drawings illustrate the changes to the design:

- Proposed Upper GFP, ref: 15160-OA-B1-045-P-01 Rev G;
- Proposed North Elevation, ref: 15160-OA-B1-070-E-N Rev E;
- Proposed East Elevation, ref: 15160-OA-B1-071-E-E Rev E;
- Proposed West Elevation, ref: 15160-OA-B1-072-E-W Rev E;
- Existing Bin Storage, ref: 15160-OA-B1-004-D-00; and
- Proposed Bin Storage, ref: 15160-OA-B1-300-D-00 Rev A.

The revisions to the design have been considered further below along with the public comments on the design of the proposal.

### **Design & Heritage Impact**

In total five comments were received on the scheme, and make reference to the design of the proposed extension and its impact on the Belsize Park Conservation Area. Within these objections, it has been raised that the extension would be 'out of character with the conservation area', principally due to its scale, bulk, massing and design which is stated to be out of proportion and not in keeping with the character of the host building or the conservation area.

The proposed extension has been carefully designed to ensure that it draws upon the character of the host building architecturally whilst also appearing subordinate. This is achieved through the approach to both the massing of the proposed extension and the architectural detailing.

With regard to the massing, the proposed extension draws upon the existing arrangement of the rear elevation of the building, ensuring that the upper ground floor level does not extend as far as the lower ground. The upper ground floor level of the extension varies in both height and depth and this serves to successfully break down its massing, ensuring that it does not appear obtrusive or overly dominant. Instead, the extension forms a subordinate and entirely appropriate addition to the rear of the building, which draws upon its existing building lines and architectural profiling.

Whilst the removal of the west 'wing' affects the symmetry of the building it is considered that this impact will not be noticeable nor will it adversely impact the design of the scheme. As the two wings are set back and subservient to the main extension the removal of one will not be noticeable from any oblique angles or from the west or east of the building. The impact on symmetry will only be apparent from due north of the building, a view which is substantially screened by existing trees and vegetation and the Upper and Lower Ground Floors are not visible from Eton Avenue. Therefore the proposed design revisions do not adversely affect the high quality and sympathetic design of the proposal.

Furthermore, the design continues to ensure a well-balanced solid to void ratio that has been informed by the host building, thus respecting the elevational design of the original building and ensuring that the extension would be both visually subordinate to, and respectful of, the character of the host building. The predominant use of red brick and introduction of architectural features such as the projecting brick string course found on the host building, further ensures that the design of the extension is sympathetic to and draws upon the character of the original building.

The main contribution of Nos. 86-88 Fellows Road, and indeed the adjacent buildings within this group, to the character and appearance of the Conservation Area lies in their main façades and their contribution to the streetscape. The approach to the massing and arrangement of the proposal will ensure that it is largely invisible from the street and as such the proposed scheme would not adversely impact upon the character and appearance of the Conservation Area. In light of the above, the approach to the scale, massing and design of the proposed extension is therefore sympathetic to both the character of the original building and the conservation area, and is thus in accordance with the relevant planning policies and guidance.

There is also objection to the proportion of the extension and its relationship with the rear garden, noting that it would extend too far into the garden, thus impacting upon the existing 'green ribbon' formed by the rear gardens and 'blocking' views along the length of the gardens. The extension has been carefully designed to respond to the proportions of the rear gardens, ensuring that over two thirds of the rear gardens are retained as open space. As such, the proposed extension is sympathetic to the generous depth of the rear garden and would therefore not result in the 'destruction of the continuous green ribbon that runs between Fellows Road and Eton Avenue', as noted within one objection.

It has further been stated that the proposal would block 'a large section of the view along the length of the gardens from east to west'. However, existing east to west views along the rear gardens are currently limited due to existing vegetation and boundary treatments. For example, from King's College Road views east along the rear gardens are limited and as such the Site itself is not visible from this location, thus the proposal would not adversely impact upon views from the west. From the east, there are glimpsed views across the rear gardens from the private driveway which provides access to the garages at the rear of Godolphin House. This view is glimpsed over the existing fence and given that a large proportion of the rear gardens will be retained as open space, this view will also be retained.

Furthermore, given the Site's location at the eastern end of this group of buildings on Fellows Road, the extension would not prevent views across neighbouring gardens from any of the properties within this group, or indeed, from those opposite on Eton Road. It is also worth noting that the overall extent of the proposal does not extend as far into the garden as the previously approved 2007 scheme, for which planning permission was renewed in 2010 (ref: (2007/3684/P and 2010/1522/P).

Finally, the proposed replacement bin stores are considered to result in an enhancement to the Conservation Area by replacing the existing structures that are in poor condition and no longer suited to their purpose, and as they will allow the building's bins to be stored away from view. Figure 1 below shows the existing bin storage arrangement in the front garden.

Constructed in brick the new stores are considered to be an appropriate addition to the Conservation Area and will retain the existing shrubs in the front garden.



**Figure 1: Existing Bin Storage Arrangements**

We trust that the above is acceptable and that the application can continue to have your recommendation for approval.

Should you have any further queries or comments please do not hesitate to contact me on the details above.

Yours sincerely

Handwritten signature of CgMs

**CgMs Consulting**

**Enc**