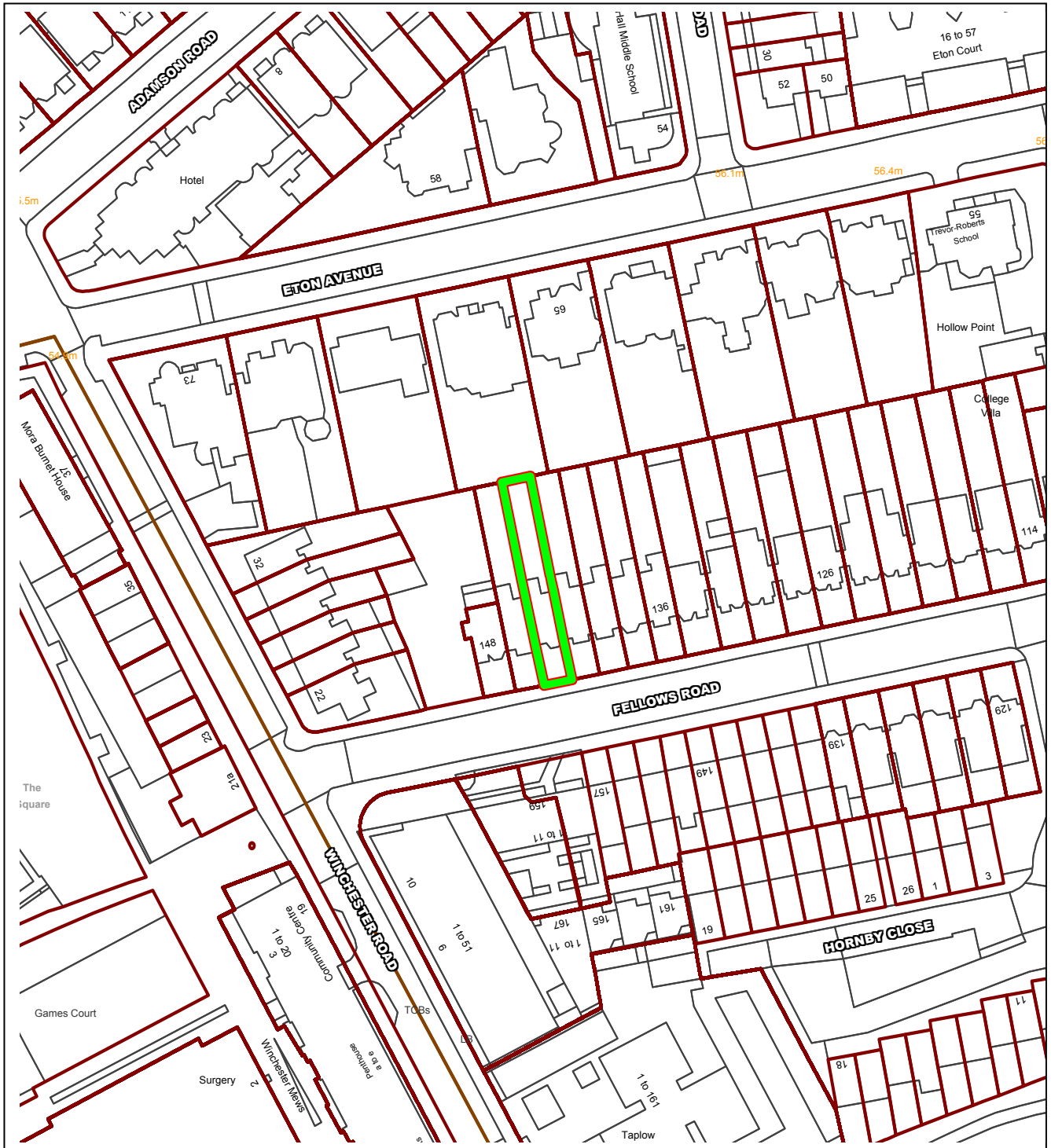


# Flat 4, 144 Fellows Road, NW3 3JH



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## Site photos relating to 144 Fellows Road – 2016/5680/P



Figure 1 – Existing rear elevation



Figure 2 – showing site in context with rear elevations along the terrace

Site photos relating to 144 Fellows Road – 2016/5680/P

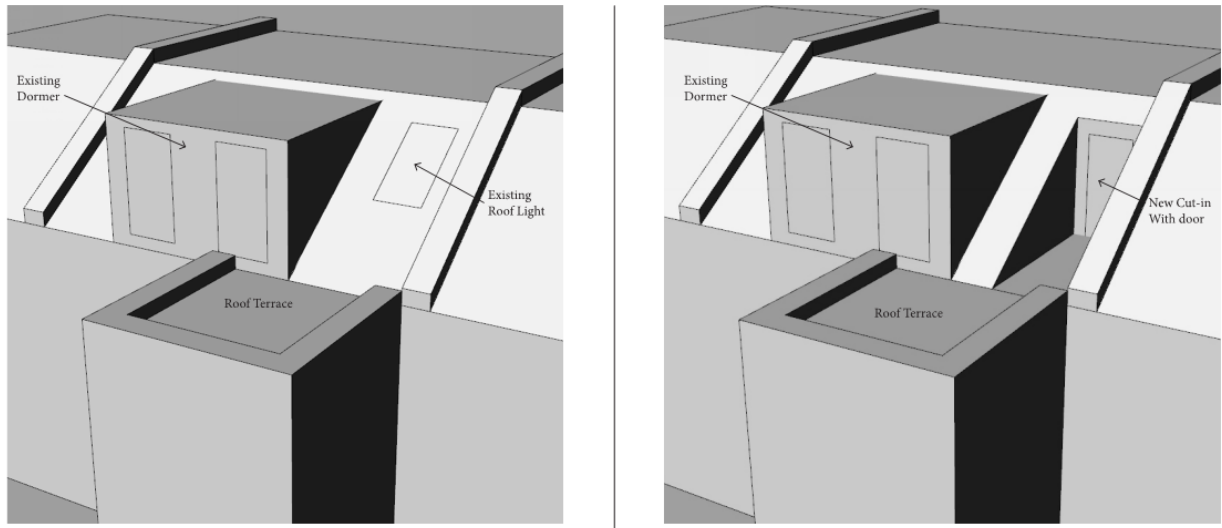


Figure 3 – Indicative drawing showing existing and proposed rear.



Figure 4 – Aerial view showing similar proposal at adjacent property No. 142 Fellows Road with other roof cut-ins at Nos. 138 and 146 Fellows Road.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>19/12/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		24/11/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Oluwaseyi Enirayetan				2016/5680/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 4 144 Fellows Road LONDON NW3 3JH				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations to rear roof associated with installing an access door to existing terrace.							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	0	No. of responses	0	No. of objections	0
				No. Electronic	0		
<b>Summary of consultation responses:</b>		A site notice was displayed from 01/11/2016 to 22/11/2016 Press notice published on 03/11/2016 No objections were received following the statutory consultation					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Belsize Park Conservation Area Advisory Committee objects on the following grounds: 1. Door against the party wall with too much of the roof removed 2. Suggesting gaining access to the terrace through window or lower the window and make it a glazed door  <b>Officer response:</b> 1. Door against party wall is a civil matter and a building control issue. Also see paragraphs 3.4 to 3.7 2. See paragraphs 3.4 to 3.7					

## Site Description

The site is 4 storey mid terrace property located on the northern side of Fellows Road near the junction of Fellows Road and Winchester Road. The building is not listed but is located within the Belsize Park Conservation Area. The building has been separated into 4 flats and the application relates to the upper floor flat.

## Relevant History

**2011/4029/P** - Alterations to replace front window at lower ground floor level with double glazed sash window, and replacement of rear window at lower ground floor level with patio doors, including blocking up of existing rear door to residential flat (Class C3). – **Granted 27/09/2011**

### Neighbouring Sites:

**Flat 4, 140 Fellows Road (2013/2424/P)** - Replacement of two existing rear dormer windows with single dormer and installation of new balustrades, door and window to roof terrace of flat (Class C3). – **Granted 24/06/2013**

**Flat D, 142 Fellows Road (ref: 2013/3180/P)** - Use of roof as terrace area – **Granted 01/08/2013**

**146 Fellows Road (2016/1656/P)** - Change of use from 3 HMO units to one 2 x bedroom self-contained flat (retrospective), associated creation of a rear third floor terrace and installation of 1 rooflight to rear roofslope and 3 rooflights to flat central roof pitch - **Granted 31/08/2016**

## Relevant policies

**National Planning Policy Framework 2012 (chapters 7 and 12)**

**The London Plan (2016) (Policies 7.4, 7.6, 7.8)**

**LDF Core Strategy and Development Policies**

**Camden Core Strategy (2010 – 2025)**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

**Development Policies (2010 – 2025)**

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) – 2015; (Sections: 2 Design excellence, 3 Heritage, and 5 Roofs, terraces and balconies).

CPG6 (Amenity) – 2011 (Sections: 6 Daylight and sunlight and 7 Overlooking, privacy and outlook)

**Belsize Conservation Area Appraisal and management strategy adopted November 2002.**

## Assessment

### 1 Proposal

- 1.1 Planning permission is sought for alterations to the rear roof to create access to existing flat roof.
- 1.2 The proposal would require the removal of a section of sloped roof and rooflight currently situated next to the existing rear dormers to create a cut-in within the roof. An access door to the existing terrace would be installed.
- 1.3 The principal issues to be considered with the proposal are:
  - a) Design and Impact on the appearance of the host building and conservation area
  - b) Neighbouring amenity

### 2 Revision

- 2.1 The initial proposal was to enlarge the rear dormers with door access to the existing roof terrace, which was overly bulky, creating more massing on the roof and not sympathetic to the rear elevation of the host building and surrounding area. The proposal was then amended at the officer's request in line with guidance to reflect the design and rhythm of the surrounding area.

### 3 Design and Conservation Area

- 3.1 The Council's design policies are aimed at achieving the highest standard in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context, form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation area, the Council will only grant permission for development that 'preserves or enhances, its established character and appearance.
- 3.2 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings. When considering roof alterations, it regards scale and visual prominence, the effect on the established townscape and architectural style; as well as the effect on neighbouring properties, as the three main considerations.
- 3.3 The Belsize Conservation Area Statement does not give specific advice on roof terraces, but states the implications that alterations at roof level could cause, of which this proposal would not have a harmful impact because its design complements the form and character of the neighbouring buildings and would not upset the balance of the terrace.
- 3.4 Roof extensions with rear facing terraces are present on a number of properties along this side of terrace and the proposed alterations to the existing roof would not appear uncharacteristic within the surrounding area, in particular No. 142 Fellows Road (see figure 2 and 4 in photographs section). Therefore in principle, this proposal is acceptable in terms of its scale and design.
- 3.5 The detailed design showing alterations to the roof profile is considered acceptable. The cut-in would not be too deep, that is, it would sit forward of the line of the existing dormer's junction with the roof slope. Given that the same arrangements exist at Nos. 142 Fellows Road and in a slightly different form at No. 138 Fellows Road, it is considered that the proposed development would not harm the character or appearance of the host building or surrounding area by way of its design, and it would preserve the character of the Belsize Conservation Area.
- 3.6 CPG1 Design guidance paragraph 5.23 acknowledges that 'terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space'. The alterations sought in connection with installing an access door to existing roof terrace would provide valuable amenity space in line with guidance, and there are several examples of existing rear roof terraces along Fellows Road at this level. Given this context, the alterations would not

be out of keeping with its setting.

3.7 The materials would match the existing and would be considered acceptable.

#### **4 Residential Amenity**

4.1 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 development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for 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".

4.2 Given the nature of the proposal with roof terraces and mutual overlooking already established between properties at this level along this part of the terrace, the proposal would not significantly harm neighbouring amenity in terms of overlooking, loss of privacy and noise.

#### **5 Recommendation**

5.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12<sup>th</sup> December 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Bernard Zammit  
151C Offord Road  
London  
N1 1LR

Application Ref: **2016/5680/P**  
Please ask for: **Oluwaseyi Enirayetan**  
Telephone: 020 7974 **3229**

8 December 2016

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Flat 4**  
**144 Fellows Road**  
**LONDON**  
**NW3 3JH**

# DECISION

#### Proposal:

Alterations to rear roof associated with installing an access door to existing terrace.

Drawing Nos: Site location plan; 1606-(03)01, 02, 11, 12; (02)01, 11; (01) 01, 02, 03, 04, 11, 12, 13, 14; Design and Access Statement dated 22/10/2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities





- 2 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; 1606-(03)01, 02, 11, 12; (02)01, 11; (01) 01, 02, 03, 04, 11, 12, 13, 14.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

**DRAFT**

**DECISION**