

<b>Address:</b>	5 Fitzroy Close London N6 6JT		<b>3</b>
<b>Application Number:</b>	2005/4621/P	<b>Officer:</b> Gavin Sexton	
<b>Ward:</b>	Highgate		
<b>Date Received:</b> 03/11/2005 <b>Proposal:</b> Alterations to house including replacement of existing pitched roof with new flat roof, addition of glazed and rendered extension at rear roof level, full height glazed extension to front of house, two storey side extension to eastern elevation, two roof terraces, alterations to fenestration and new rendered facades. <b>Drawing Numbers:</b>  <b>Drawing Issue Sheet x 3; 596-001; 002; 003; 004; 006; 007; 008; 009B; 010; 015; 016; 017; 019; 021; Design Statement.</b>			
<b>RECOMMENDATION SUMMARY: Grant Planning Permission</b>			
<b>Applicant:</b> Mr Martin Hay c/o agent		<b>Agent:</b> Brooks Murray Architects 8-10 New North Place London EC2A 4JA	

## ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		362m <sup>2</sup>
Proposed	C3 Dwelling House		428m <sup>2</sup>
	Increase		66m <sup>2</sup>

## OFFICERS' REPORT

**Reason for Referral to Committee:** Referred for consideration by Committee following Members' Briefing on 20<sup>th</sup> January 2006, under clause IX, section 3 of the delegation requirements.

### 1. SITE

- 1.1. The application property is a detached two-storey plus basement house in the Highgate Conservation Area and the Hampstead & Highgate Ridge Area of Special Character. It lies at the far end of a small cul-de-sac, in a pastoral-like area of the

borough. It lies some 150 metres from Hampstead Heath, which is to the south west and the north west. It is one of five houses on Fitzroy Close.

- 1.2. The application property dates from the mid-1980s and is redbrick with a tiled hipped roof, tiled porch and wooden window frames. The house is considered to be undistinguished and to make at best a neutral contribution to the CA by virtue of being of an unexceptional architectural idiom and not responding to the urban design context of the wider conservation area.
- 1.3. To the north of the application site lie the substantial grounds to the Grade II Listed 10 Fitzroy Park. To the north-west lies the large grounds of Heathfield Park, currently implementing a consented scheme for a large two storey building and garage block.
- 1.4. Within the close the character of development is for detached houses. Numbers 3, 4 and 5 share the same architectural idiom as the application site, with similar materials, height and bulk. Number 5 is recessed to the side of number 3, and its narrow entranceway with raised boundary wall means that the house has a more secluded relationship with the Close than numbers 3 and 4, which have open driveways and areas of low wall fronting the road.
- 1.5. Number 2 which is diagonally opposite the application site is also red brick, with a pitched roof bisected by a two-storey modern glazed entrance porch.
- 1.6. Number 1 Fitzroy close is a more striking building by virtue of utilising obscure glass and horizontal stacked slates as elevational materials. As with number 2 the two pitched roofs of number 1 are separated by a two-storey obscure-glazed entrance porch.

## **2. THE PROPOSAL**

- 2.1 The application seeks to replace the existing tiled pitched-roof with a flat roof with grassed roof terraces, to erect a box-like glazed and rendered addition to the rear at roof level and a three-storey atrium-style glazed element to the front of the building. A new two-storey glazed extension would be added to the north side of the house. The facades would be rendered and the windows altered to be steel framed while retaining their existing shape and form.

## **3. RELEVANT HISTORY**

- 3.1 In 1986 permission was **granted** for the construction of the single-family dwelling house with an integral garage.
- 3.2 In 1996 permission was **granted** (applications C9600114 & P9600113) for the demolition of part of the rear elevation at ground floor and first floor levels and the erection of a part one and part two storey extension at the rear ground and first floor, the formation of a balcony at rear first floor level, and alterations to part of the roof and the fenestration at the rear.

3.3 In 1998 permission was **granted** (PEX0000008) for the erection of a two-storey rear extension, including a balcony at first floor level, alterations to the roof and a new window in the flank elevation, all for use as additional habitable floor space for the existing single family dwelling.

3.2. Number 1 Fitzroy Close/12 Fitzroy Park

On 19/2/2003 permission was **granted** for the demolition of the single family dwelling and its replacement with two-storey with basement detached dwelling house with integral garage finished externally with horizontal slates banding (PEX0200937).

3.3 Heathfield Park

Work continues on the implementation of the permission dated 4th July 1997 (P9603136R2) for the erection of a substantial new dwelling house with ancillary guest accommodation.

## 4. CONSULTATIONS

### Statutory Consultees

4.1 None.

### Conservation Area Advisory Committee

4.2 Highgate CAAC: Object on the grounds that the flat roof and glazed entranceway are inappropriate for this group of houses and would damage the character of the area. Also state that the roof terraces are contrary to UDP and CA Statement guidelines.

### Local Groups

4.3 Highgate Society: No response

### Adjoining Occupiers

<i>Number of Letters Sent</i>	<b>6</b>
<i>Number of responses Received</i>	<b>5</b>
<i>Number in Support</i>	<b>0</b>
<i>Number of Objections</i>	<b>5</b>

4.4 Summary of objections:

- Proposal will be visible from Heath.
- This would create a tall intrusive house design in contravention with Edge of Heath policies.

*Officer's Response: It is considered that the house would not be visible from the Heath or from any location within the public realm other than within Fitzroy Close.*

- Proposals would make house too large for existing plot.
  - Increase in height of a single storey out of keeping with neighbourhood.
- Officer's response: the bulk of much of the roof would be removed and the total height of the new roof extensions would only be 1.1m taller than the existing building.*

- Proposals change basic nature of the house.

- Out-of-keeping development on well-designed and attractive house.

*Officer's Response: The proposal is for an integrated design approach applied to the whole house. The appearance of the dwelling would be altered considerably but the alterations are considered acceptable.*

- Drawings inaccurately describe relationship between numbers 5 and 3 Fitzroy Close.

*Officer's response: This comment has been noted and officers have verified the nature of the relationship between the adjoining houses during their site visits.*

- Roof terrace would reduce privacy of numbers 3 and 4 Fitzroy Close and 10 Fitzroy Park.

*Officer's Response: It is considered that sufficient alterations have been made to the adjacent roof terrace to minimise the opportunity of overlooking into the rear windows of number 3. Number 4 is located on the far side of number 3 from the application property, and it is considered that the privacy of its occupants is not at risk from the development. The nearest habitable rooms of 10 Fitzroy Park are approximately 50 metres away and are not considered to be at risk from overlooking.*

## 5. POLICIES

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Camden Unitary Development Plan 2000

#### 5.1

<b>5.1RE2</b>	Residential amenity and environment	Complies
<b>EN1</b>	General environmental protection and improvement	Complies
<b>EN13</b>	Design of new development	Complies
<b>EN14</b>	Setting of new development	Complies
<b>EN19</b>	Amenity for neighbours and occupiers	Complies
<b>EN21</b>	Alterations to existing buildings	Complies
<b>EN22</b>	Extensions to existing buildings	Complies
<b>EN31</b>	Character and appearance of Conservation Areas	Complies
<b>HR1</b>	Character and setting of the Heath	Complies
<b>HR2</b>	Surroundings of the Heath	Complies

<b>HR3</b>	Approaches to the Heath	Complies
<b>HR4</b>	Views of and to the Heath	Complies
<b>HR5</b>	Views from the Heath	Complies
<b>HR6</b>	Views and skyline	Complies
<b>HR7</b>	Land uses	Complies
<b>HR8</b>	Roofs and rear elevations	Complies

## Camden Revised Deposit Draft May 2004

### 5.1

<b>SD6</b>	Amenity for occupiers and neighbours	Complies
<b>B1</b>	General design principles	Complies
<b>B3</b>	Alterations and extensions	Complies
<b>B7</b>	Conservation Areas	Complies
<b>B9</b>	Views	Complies

## Supplementary Planning Guidance

5.3 Section 2.7 Alterations and extensions

5.4 Section 2.8 Roofs and terraces

## 6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are summarised as follows:

- i) Impact on the character and appearance of the Conservation Area and the Hampstead & Highgate Ridge Area of Special Character
- ii) Effect on neighbouring amenity

### Impact on the character and appearance of the Conservation Area & Heath

6.2 **Impact of Roof extensions.** The proposal involves removing the existing hipped roof and replacing it with a flat roof with extensions to the front and rear of the new roof. The full-height, glazed structure which extends from ground level to the roof on the

front elevation would link at roof level to the proposed glazed and rendered box to the rear. The rear roof extension would provide access to each of the terraces to the north and south sides on the roof. The overall bulk and massing of the existing roof would be lost with the new flat roof, however the total height of the new roof extensions would be 1.1m taller than the existing building. The roof terraces form an integral part of the overall alterations to the property, with 0.6 metre-tall glazed balustrades fitted to the four sides of the house.

- 6.3 The rear glazed roof extension would be linked to the atrium at the front by a rooftop room with glazed flank walls. This would aid the subordination of the roof extension to the host building by giving the proposed addition a lightweight appearance. Part of this extension would project by 1 metre from the building at its north end, returning at an angle to the existing rear wall at the south end. It would be centrally located on the rear of the dwelling and glazed on three sides. As such it follows the acceptable lightweight glazed theme established by the other alterations to the building.
- 6.4 The high boundary wall around number 10 Fitzroy Park screens all views south and east to the house from the public realm. Therefore the glazed box-like extension to the rear of the roof would only be visible from neighbouring properties or obliquely from Fitzroy Close itself. The full-height glazed element on the front elevation would not be visible in short or long views from Hampstead Heath due to the sloping topography of the Heath in the immediate vicinity, the extensive belt of trees along the south of Fitzroy Park and the low setting of the site at the end of Fitzroy Close. This front addition would therefore only be fully visible from the public realm in views outside the front of the house at the end of the Fitzroy Close. The roof additions are therefore considered acceptable in principle as they are not considered to harm the character and appearance of the Highgate Conservation Area or the Hampstead & Highgate Ridge Area of Special Character.
- 6.5 The Close is characterised by detached houses. Number 5 was designed in the same style as numbers 3 and 4 and is considered at best to make a neutral contribution to the Highgate Conservation Area. The roof alterations and extensions at front and rear would only be readily apparent to visitors to the far end of the Close from Fitzroy Park, and would distinguish the house from its immediate neighbours by building on the precedent for contemporary detached house design in the Close.
- 6.6 **Impact of side extension.** The two storey rendered and glazed side extension to the north side of the house is considered a subordinate and modest extension. It faces a large open space in the rear garden of 10 Fitzroy Park and would be over 50 metres from the nearest habitable room in that property. It would not be visible from the public realm due to its position to the side of the house away from the Close. It is considered acceptable in terms of design and conservation and would not have an adverse impact on the privacy of occupants in the dwelling behind.
- 6.7 **Impact of modifications to elevations.** The initial submission sought a roof extension without intervention in the elevational form of the property. Following officers' advice the initial design was amended to include a more integrated response, with render to cover the existing brown brick and the dominant fenestration being replaced by steel framed glazing with a lightweight appearance. The proposal is considered to be an acceptably integrated design which seeks to adopt a striking new

character for this otherwise unexceptional building by addressing the treatment of the whole dwelling.

### **Impact on Neighbouring Amenity**

- 6.8 Two roof terraces are proposed. The roof terrace on the north side of the property would be approximately 50 metres from the nearest habitable rooms in number 10 Fitzroy Park to the rear and therefore would not adversely affect the privacy of the occupants of that dwelling.
- 6.9 The roof terrace on the south side would be within 7 metres of the nearest habitable upper floor room of 3 Fitzroy Close, albeit at an oblique angle of approximately 30°. The windows of the upper floor bedrooms of number 3 Fitzroy Close have a similar design to the existing ones in 5 Fitzroy Close, which protrude from the facades. This design decreases the likelihood of loss of privacy. However to further reduce the possibility of overlooking into the rear windows a raised concrete barrier at roof level on the south west elevation of the roof is proposed. At 900mm tall this would not be visible from ground level, and would restrict users of the roof terrace to a distance 950mm from the edge of the balustrade. This would limit the line of sight of users of the roof terrace to an area which would not permit viewing into the rear of number 3.
- 6.10 The privacy of occupants of number 4 Fitzroy Close is not considered to be at risk from the proposals due to the presence of number 3 screening any views further south. A condition would be added requiring that obscure glazing would be used on the balustrade on the south of the building.

## **7. CONCLUSION**

- 7.1 In the context of the contemporary designs of several dwellings in the immediate vicinity this bold approach is considered to make an exciting and original intervention on this otherwise prosaic building. The proposal is not considered to be overly prominent in the area or to compromise the character or appearance of the Conservation Area. The green roof terraces have been designed with the privacy of neighbours in mind and are acceptable.

### **Condition(s) and Reason(s): 2005/4621/P**

- 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).

- 2 The roof terrace balustrade on the south west wall must be made of obscured glass and be retained as such. In addition the concrete structure within the hatched area identified as 'area of restricted access' on drawing 596-019 shall be retained as such and users of the roof terrace shall remain outside of this 'area of restricted

access' when on the rooftop.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policies RE2 & EN19 of the London Borough of Camden Unitary Development Plan 2000 and policy SD6 of the Replacement Deposit Draft May 2004.

- 3 Details of the sections, elevations, plans and materials to be used on the full height glazed front entrance shall not be otherwise than as submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include details of how the steel sections of the glazed element shall be fixed to the main building, including at ground and cornice lines and where it meets the door. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 4 A sample panel of the glazed front entrance shall be submitted to and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

#### **Informative(s): 2005/4621/P**

- 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 Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.
- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2, EN1, EN13, EN14, EN18, EN19, EN21, EN22,



EN24 and EN31. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.