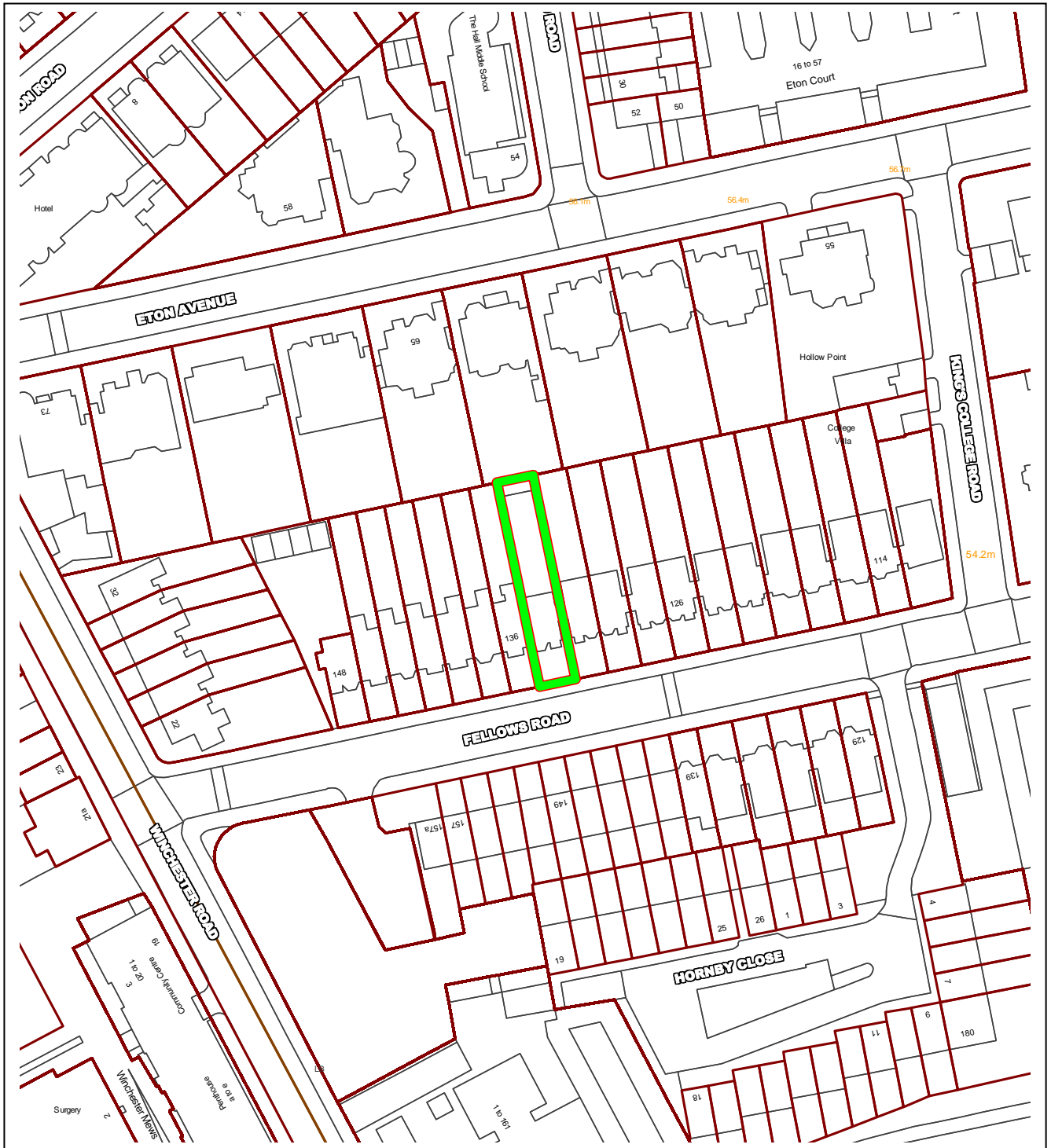


2016/5427/P 134 Fellows Road NW3 3JH



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Photo 1: Rear of 134 Fellows with existing roof terrace



Photo 2: Boundary with 136 Fellows Road



Photo 3: Boundary and existing extension at 132 Fellows Road



Photo 4: Walkway to the front of the property on the boundary with 132 Fellows Road #



Photo 5: walkway door and window to be replaced



Photo 6: Front view of 134 Fellows Road (left)

Delegated Report		Analysis sheet		Expiry Date:		14/12/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		24/11/2016	
Officer				Application Number(s)			
Evelyn Jones				2016/5427/P			
Application Address				Drawing Numbers			
Basement Flat 134 Fellows Road London NW3 3JH				426-A-012, 426-A-011 D, 426-A-009 F, 426-A-010 C, 426-A-008 E, 426-A-005 C, 426-A-004 B, 426-A-006 G, 426-A-003, 426-A-001, 426-A-002			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear extension at lower ground floor level and enlargement of the existing roof terrace with associated landscaping works.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses No. Electronic		00 00		No. of objections 00	
Summary of consultation responses		<u>Site notice: 01/11/2016</u> <u>Press notice: 03/11/2016</u> There were no objections received from local residents					
Belsize Park CAAC		<u>The Belsize Park Conservation Action Committee objected on the following grounds:</u> <ul style="list-style-type: none"> The conservatory element of the extension should be of lightweight glazed materials in order to preserve the original development pattern of the terrace. <i>Officer Response</i> <i>See paragraph 3.3</i>					

Site Description

The subject site is a lower ground floor flat in a five storey end of terrace house towards the west end of Fellows Road. The flat has exclusive access to the rear garden. The site borders a property on Eton Road to the rear and shares a boundary with 136 and 132 Fellows Road.

It is located within the Belsize Park Conservation Area and has been identified as a positive contributor within the Conservation Area.

Relevant History

9401454 – Change of use and works of conversion from house in multiple occupation to five self-contained flats. – Granted 04/11/1994

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2015, with amendments since 2016 (sections 7.4 Local Character and 7.6 Architecture)

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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) Section 4 – Extensions, alterations and conservatories

CPG6 Amenity (2011) Section 7 – Overlooking, privacy and outlook

Belsize Conservation Area Statement (2002) pg 41

Camden Local Plan Submission Draft 2016 Policies

A1 Managing the impact of development

D1 Design

D2 Heritage

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Emerging Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of a 9.3 metre single storey rear extension at lower ground floor level with the installation of a 1.1m high glass balustrade
- Replacement and enlargement of the existing roof terrace to create a 7 sq m roof terrace with metal railings
- Installation of a new door opening to enclose the side access way, replacement of a single glazed ground floor side window with a double glazed window and replacement of two side windows with a new door opening.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the Belsize Park Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3.0 Design and Conservation

Rear extension

3.1 CPG1 design guidance requires rear extensions to be secondary to the main building while Policy BE22 of the Belsize Conservation Area statement requires rear extensions to be as unobtrusive as possible so as not to adversely affect the character of the building or the Conservation Area and in most cases be no more than one storey in height. It is considered that the proposal complies with the policy guidance for the reasons outlined below.

3.2 The proposed single storey rear extension at lower ground floor level would project 9.3m beyond the existing rear wall along the boundary with 136 Fellows Road and would have a maximum height of 3.4m. The extension would be stepped in by 1m from the existing rear wall and would reflect the existing shape of the host property. The scale of the extension is considered appropriate for the location and would be a subservient addition to the large host property. As the proposal includes the demolition of the outbuilding at the rear of the garden, there would be a limited loss of garden space reducing in size from 167.2 sq m to 151.64 sq m.

3.3 The extension for the most part would be constructed in matching brickwork with the rear 2m consisting of a glazed frameless conservatory. An existing timber door and window to the alleyway connecting the rear of the property with the front would be replaced with timber to match all other existing windows. An additional door would be added to the rear elevation that would be aluminium and sympathetic with the contemporary design of the rear element of the extension. The simple and contemporary design would not detract from the main property and is considered appropriate for the location at lower ground floor level. A green roof would help maintain biodiversity and enhance the appearance of the new extension from above ground windows of adjoining occupiers. Details of this and information regarding maintenance will be secured by way of condition.

3.4 Due to the location of the extension and the high boundary walls to each side, only the roof would be visible from 'above ground' windows of surrounding occupiers and therefore it cannot be considered to be harmful to the character or appearance of the conservation area.

4.0 Amenity

4.1 By virtue of the nature and location of the proposal set behind boundary walls, it is not considered to cause any adverse impacts on the amenity of neighbouring residential occupiers. The height of the boundary wall would not increase and the proposal would not impact on any windows.

4.2 The addition of a roof terrace at ground floor level in this position is deemed acceptable as by virtue of its

location and existing high brick boundary walls, there would be no additional detrimental harm to neighbouring properties. The imposition of metal railings to enclose the roof terrace is a traditional material that is considered acceptable on this building.

4.3 The demolition of the outbuilding at the rear of the garden does not require planning permission and therefore the council has no objection to the works.

4.4 The enlargement of the roof terrace is considered acceptable as the existing terrace allows for a degree of overlooking and increasing the size will not cause any further harm to neighbouring residential amenity.

5.0 Conclusion

5.1 Grant Conditional Planning Permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th March 2017, 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'.

Mr Ming Ko
Ko Architects
72A Disraeli Road
London
SW15 2DX

Application Ref: **2016/5427/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

16 March 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Basement Flat
134 Fellows Road
London
NW3 3JH

DECISION

Proposal:

Erection of a single storey rear extension at lower ground floor level and enlargement of the existing roof terrace with associated landscaping works.

Drawing Nos: 426-A-012, 426-A-011 D, 426-A-009 F, 426-A-010 C, 426-A-008 E, 426-A-005 C, 426-A-004 B, 426-A-006 G, 426-A-003, 426-A-001, 426-A-002

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 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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 426-A-012, 426-A-011 D, 426-A-009 F, 426-A-010 C, 426-A-008 E, 426-A-005 C, 426-A-004 B, 426-A-006 G, 426-A-003, 426-A-001, 426-A-002

Reason:

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

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 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.

- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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

Director of Regeneration and Planning