

# PLANNING AND THE DESIGN & ACCESS STATEMENT

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41 FITZROY ROAD, LONDON NW1



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## On behalf of

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## 1. THE SITE

The application property, 41 Fitzroy Road, is a five storey single-family dwelling (C3 Use Class) and this application does not seek to alter this.

The property sits on the southern side of Fitzroy Road and is one of ten matching 19<sup>th</sup> Century Victorian terraced properties, 31 to 49 inclusive, which are separated midway by the private lane access into Primrose Hill Studios. The application property is situated midway, adjacent to this access lane, at the end of the right hand terrace.



*Image 1 - Aerial photograph showing 31 to 49 Fitzroy Road with the Application Property edged in Red*

All these ten terraced properties comprise a lower and raised ground floor with two further storeys and a roof attic.

The front, and principal, elevation of both terraces remains broadly consistent, without significant additions, to their historic Victorian frontages, which consist generally of bay windows in facing brickwork with period detailing, pitched slate roofs and prominent chimney stacks. The exception to this is No 49, which has a full width front roof extension,

and being contrary to current planning policy, it is assumed that this was erected before the adoption of the current policy.

The front elevation of these matching Victorian properties is shown in the following two photographs, *Image 2 and Image 3*.



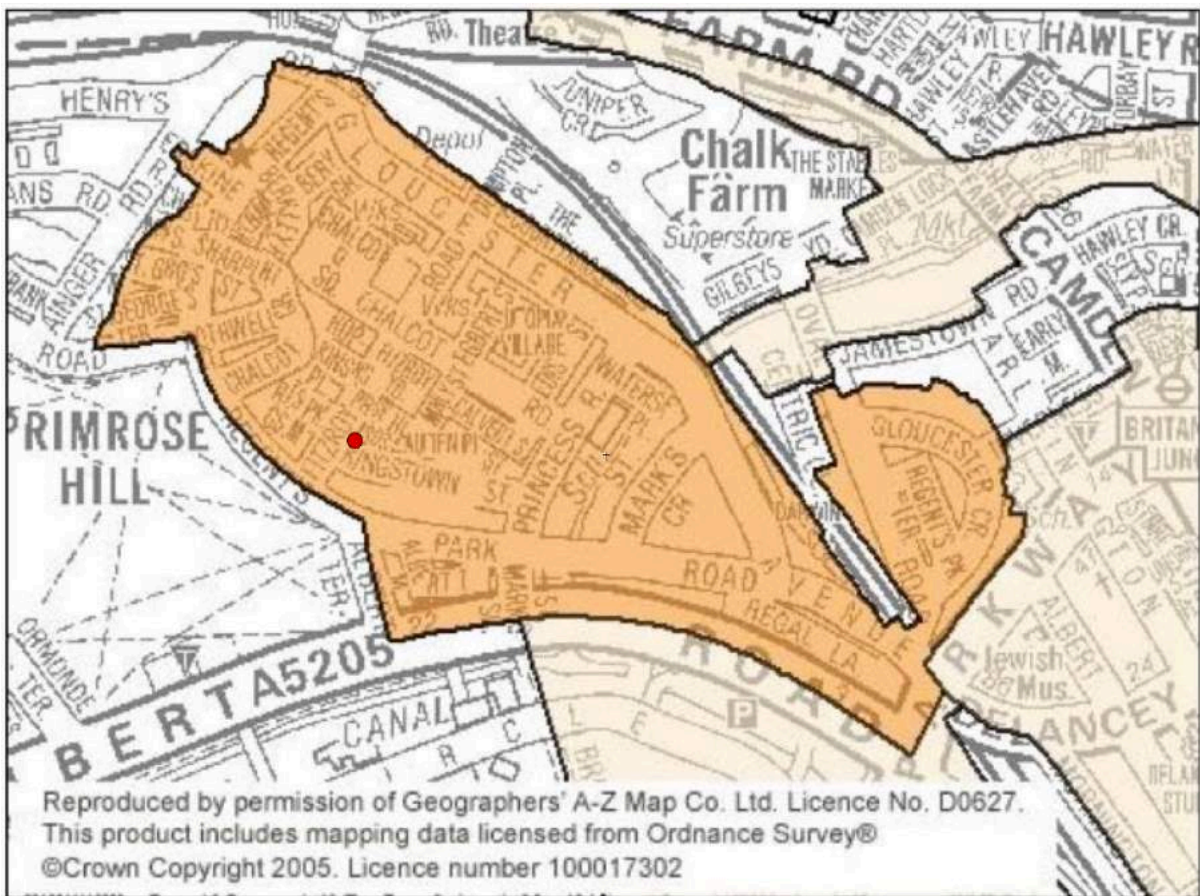
*Image 2 - Front Elevation of Matching Properties at 31-39 Fitzroy Road*



*Image 3 - Front Elevation of Matching Properties at 41-49 Fitzroy Road*

In contrast the rear elevation, of both terraces is characterised by significant ground and first floor additions, a variety of fenestration (both timber and metal framed), and pertinent to this application, a wide variety of roof level extensions and materials. It should be noted that views of the rear elevation, and in particularly the rear roof line of the terraces, is not possible from the central public highway of Fitzroy Road and only a limited oblique view is available from Kingstown Road.

The property is not listed but both Fitzroy Road and the application property sit within the Primrose Hill Conservation Area. The application property is indicated in the conservation area map, *Image 4*, below by a red dot.



*Image 4 - Primrose Hill Conservation Area with the Application Property indicated by a red dot*

This proposal has been designed to consider the character, setting, context, form and scale of neighbouring buildings, and character and proportions of the existing building. The type and quality of materials to be used will reflect those of the host building and the immediate vicinity.

## **2. PLANNING HISTORY**

### **APPLICATION PROPERTY**

- **Application 2005/2014/P**

Enlargement of dormer on the roof and erection of a basement extension, and repositioning of extension windows and alterations.

Permission Granted 01/06/2005

- **Application 2006/3190/P**

Removal of existing dormer and installation of a new enlarged dormer to the rear roof slope of the dwellinghouse (Class C3). The application represents a revision to the design of the enlarged dormer granted planning permission on 15/07/2005 (ref: 2005/2014/P).

Permission Granted 01/08/2006

### **OTHER RELEVANT PLANNING CONSENTS**

#### **31 Fitzroy Road**

- **Application 2010/4742/P**

Erection of mansard roof extension and roof lights to dwelling house.

Permission Granted 07/09/2010

#### **33 Fitzroy Road**

- **Application 8802266**

Alterations to the existing roof to create additional room for existing bedroom including the formation of a new roof terrace at third floor level shown on drawing no 88/5/BN1.

Permission Granted 05/05/1988

#### **35 Fitzroy Road**

- **Application 2010/4106/P**

Erection of an enlarged rear dormer with inset roof terrace following the removal of the existing dormer to the top floor flat.

Permission Granted 11/08/2010

### **37 Fitzroy Road**

- **Application 2011/3124/P**

Erection of rear dormer window (following removal of existing unauthorised full width dormer window) to existing family dwelling house (Class C3).

Permission Granted 05/07/2011

### **45 Fitzroy Road**

- **Application 2005/4612/P**

Installation of a new rear dormer and inset roof terrace, installation 2 front and 2 rear roof lights to top floor maisonette.

Permission Granted 07/11/2005

### **38 Chalcot Road**

- **Application 2014/5503/P**

Installation of a new mansard roof extension, realignment of the window to the first floor of the rear extension, infill first floor window to the north elevation of the rear extension, provision of cast iron railings to the second floor terrace and installation of cast iron railings to the front of the property.

Permission Granted 30/09/2014

### 3. PROPOSALS

This planning application seeks householder planning permission for

*“The erection of a rear mansard roof extension with dormer and inset roof terrace following the removal of the rear roof and dormer”*

The existing rear roof extensions to 31 to 49 are characterised by their sheer variety (see *Image 5, Image 6* and *Table 1* below) and this application engages 4 principle design features, which have already been consented within this Victorian terrace.



*Image 5 – Rear Roof Extensions at 31 to 39 Fitzroy Road*



*Image 6 – Rear Roof Extensions at 41 to 49 Fitzroy Road*



	Mansard	Roof Terrace	Balustrade	Dormer	Roof Light
No. 31	YES			YES - METAL CLAD	
No. 33	YES	YES	METAL		
No. 35		YES	GLASS	YES - METAL CLAD	YES
No. 37	YES			YES	
No. 39				YES - METAL CLAD	
No. 41				YES	YES
No. 43				YES - LARGE	
No. 45		YES	METAL	YES	
No. 47				YES - METAL CLAD	YES
No. 49				YES - FULL WIDTH	

Table 1 Roof Extension Variations – 31 to 49 Fitzroy Road

The proposal will increase the gross floor area by approximately 3 sqm. The four design features are outlined below.

### 3.1 Rear Mansard Roof Extension

The principle of erecting a rear mansard roof extension to these Victorian properties on the south on Fitzroy Road has been formally established for many years. The entire adjacent terrace to the east, 19-29 Fitzroy Road (6 properties in total), was granted permission in 2009 to erect rear mansard roof extensions (2009/5151/P).

Between 31 and 49 Fitzroy Road, three properties have consented rear mansard roofs - 31 Fitzroy Road in 2010, 33 Fitzroy Road in 1988 and 37 Fitzroy Road in 2011. Given that there are a significant amount of mansard roof extensions in close proximity it is considered that this proposal would be in keeping with this accepted design.

### 3.2 Gable End Wall Profile

41 Fitzroy Road is at the end of the terrace and therefore is it proposed to marginally raise the gable end wall profile (with matching London Stock bricks) to provide a 'bookend' to the proposed mansard roof profile. Raising a gable wall profile to accommodate a mansard roof has two other recent precedents, on Fitzroy Road, by end of terrace properties.

31 Fitzroy Road, an identical property to the application property, which sits at the eastern end the left had terrace of five properties (31 to 39), was granted permission in 2010 to increase the gable wall profile to accommodate a mansard roof extension. See *Image 7* below.



*Image 7 - 31 Fitzroy Road – Gable Wall Profile Alteration*

38 Chalcot Road, at the junction with Fitzroy Road, and in a very prominent position within the Primrose Hill Conservation Area, was granted planning permission in 2014, to increase its gable end wall profile by an entire storey to accommodate a new mansard roof extension. See *Image 8* below



*Image 8 - 38 Chalcot Road – Gable Wall Profile Alteration*

### 3.3 Inset Terrace and Balustrade

Within the terrace of 10 matching properties (31 to 49) three properties have been granted consent for an inset roof terrace - 33, 35 and 45 - and so this application remains in accordance with these earlier consents. The existing inset roof terraces have a variety of balustrade designs and materials. However the glazed balustrade detail, at No 35 (see Image 5), is not considered by this application, to have a suitable visual impact for a roof extension to a Victorian terraced property and therefore a simple black metal balustrade is proposed. The proposed balustrade would be 1.1m in height and therefore satisfy building control regulations.

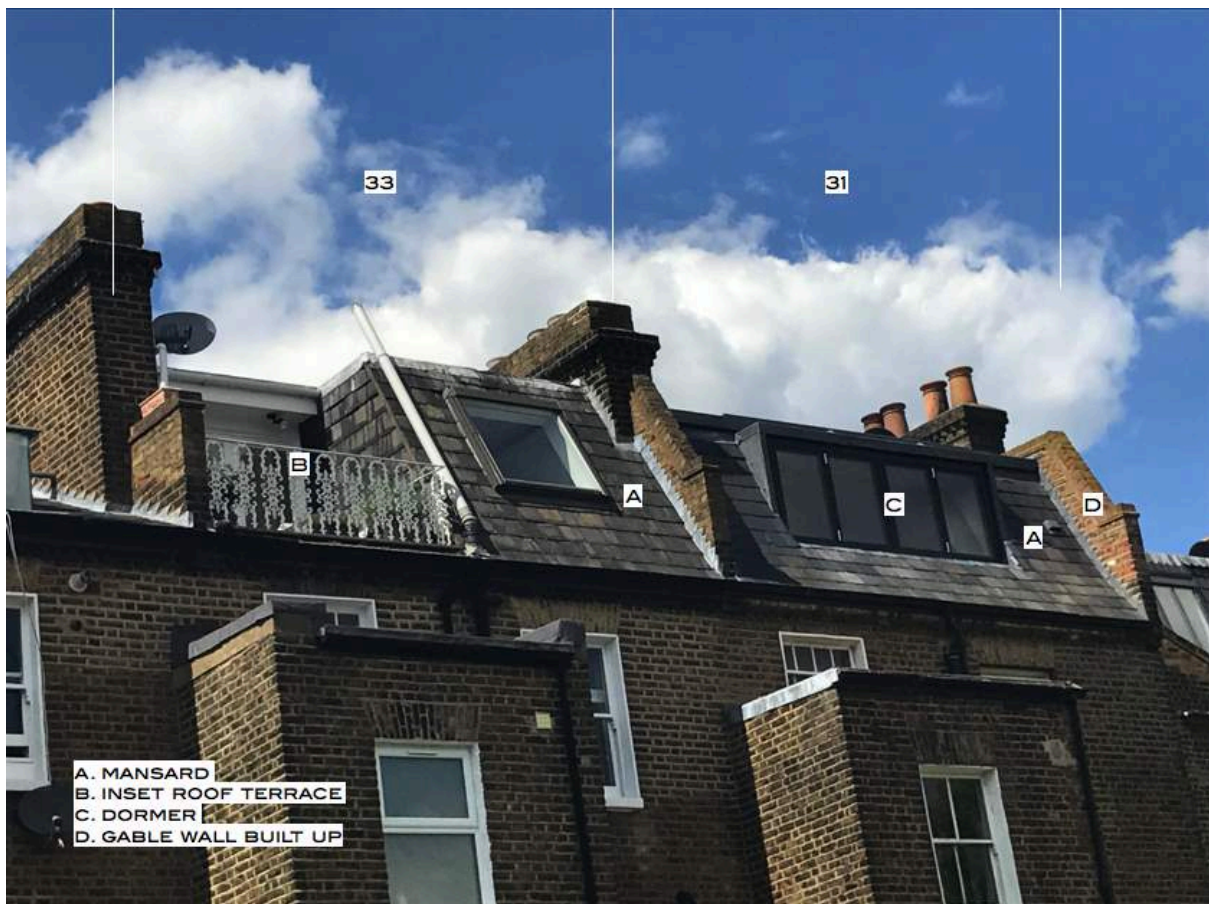


Image 9 - 31 and 33 Fitzroy Road – Mansard Roof Extension

### 3.4 Low Profile Dormer

31 Fitzroy Road has dormer windows set with its recent mansard roof extension (see *Image 9 above*) and a similar, but smaller, dormer is proposed at No 41 Fitzroy Road. The proposed dormer would be set back within the reveal of the window opening to reduce the dormer profile even further. Both the dormer and mansard profiles would be completely hidden by the gable wall profile. Please see the *Proposed Side Elevation Drawing No. 014* and the *Proposed Section Drawing No. 015* and that form part of this application.

### **3.5 Standing Seam Zinc Cladding**

The rear roof extensions between 31 and 49 (inclusive) are characterised, not by a uniformity or consistency, but by a variety of scale, design and materials. A number of the large dormers extensions are clad in a seamed sheet metal (assumed to be lead) included this application's property. Furthermore 38 Chalcot Road, at the eastern end of Fitzroy Road, has designed a mansard roof clad in a black standing seam sheet zinc as an alternative to using sheet lead. *Please see Image 8.* Zinc is extremely corrosion resistant, low maintenance and highly durable and has become a roofing material of choice for many period homes in London. It has an unusual "self healing" property, if scratched, and maintains its aesthetic properties without degradation. It is also fully recyclable. Therefore it is proposed to use zinc, the same metal cladding as featured at 38 Chalcot Road, for this application's proposed mansard roof. This would ensure that the proposed roof extension maintains its quality appearance for the long term.

#### **4. POLICY ASSESSMENT**

The following section of this report provides an assessment of the proposals against relevant planning policies contained within national and local planning guidance.

##### **Relevant Policies**

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 2013

*CPG 1 Design*

*CPG 6 Amenities*

Primrose Hill Conservation Area Statement 2000

National Planning Policy Framework

London Plan

##### **Design and Appearance**

Many properties in Fitzroy Road have mansards, some are historic and some are the subject of planning consents. The design in terms of its height, position and scale would be similar to the neighbouring property, 33 Fitzroy Road, which comprise a mansard roof with inset terrace. The proposal is not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance

##### **Neighbour Amenity**

The proposed extension would be at roof level and neither property to the side would be affected by loss of sunlight or daylight. The adjacent buildings to the rear, at Primrose Hill Studios, are over 15m away and would not suffer significant overlooking compared to that which already exists.

The propose roof terrace would not have a direct view of any windows, that cannot already be seen through the existing dormer, and due to it's height it is not considered that neighbouring gardens would suffer any loss of privacy

As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

## **5. DESIGN AND ACCESS**

The following paragraphs address the requirements for design and access statements, using heading set out in the national guidance on preparation of such statements

### **Use**

The single family dwelling use (Class C3) remains unchanged. The proposal will however improve the property providing greater amenity and an additional recreational area to the occupiers.

### **Amount**

The mansard roof extension increases the property by approximately 3 sqm and the roof remains entirely subordinate to the main building and therefore having a negligible impact on neighbouring buildings.

### **Layout**

The internal layout of the property is materially unaltered by the proposal.

### **Scale**

It is not considered the scale of any of the alterations will have a material visual impact on the existing building.

### **Landscaping**

Not applicable to this application

### **Appearance**

The mansard roof and inset terrace will be similar in scale and appearance to the other precedents already noted in this report

### **Vehicular Links**

The application does not impact on transport of traffic links to the site.

### **Inclusive Access**

Access throughout the house remains unchanged.

## **6. CONCLUSION**

In summary, the proposed scheme seeks to install a mansard rear roof extension with an inset roof terrace, and this application requests that consent be granted for the following reasons:

### **Existing Precedents in Fitzroy Road**

As highlighted in this report rear mansard roof extensions with inset roof terraces are already a consented feature of Fitzroy Road properties. In particular the proposal is similar to the much more prominent mansard roof extension, recently approved in 2014, at 38 Chalcot Road.

### **Compliance with Relevant Planning Policies**

The proposal does not impact on neighbouring properties and the design does not introduce any element that has not already been consented in neighbouring buildings.

### **Visual Appearance**

The application proposal is not visible from Fitzroy Road and therefore would have a negligible, if any, impact on the conservation area.

### **31-49 Fitzroy Road**

The proposal must be considered within the context of the terrace, within which it is situated, and whilst the 10 matching terraced properties have a preserved uniformity to their front, and principal, elevations their rear elevations are characterised by variation, particularly at roof level. This proposal remains within the palette of these existing roof level variations.