
Planning, Heritage, Design and Access Statement

39 Fitzjohns Avenue, Hampstead, NW3 5JY

Proposal:

*Refurbishment and extensions to provide additional space
and improvements to the family dwellinghouse.*

Statement prepared on 8th August 2017 for:

CAMDEN COUNCIL

Contents Page

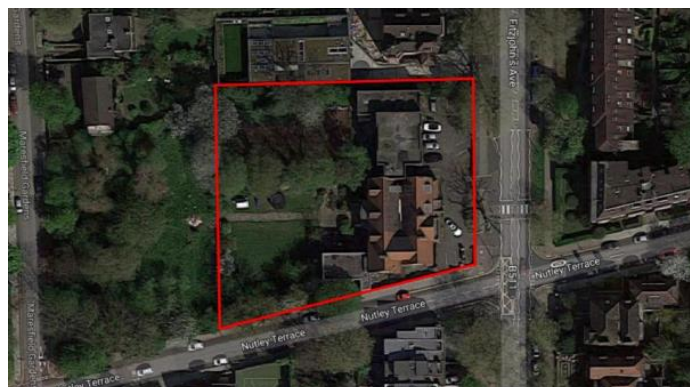
1. Introduction
2. The Site and surroundings
3. Relevant Planning History
4. The Proposal
5. Main Planning Considerations
6. Conservation Area Statement
7. The Standard of Accommodation
8. Parking and Highways Considerations
9. Sustainability
10. Ecology and Landscaping
11. Contaminated Land
12. Flood Risk
13. Relevant Planning Policy Guidance
14. National Planning Policy
15. Regional Planning Policy
16. Local Planning Policy
17. Policy Conclusion
18. Conclusion

Introduction

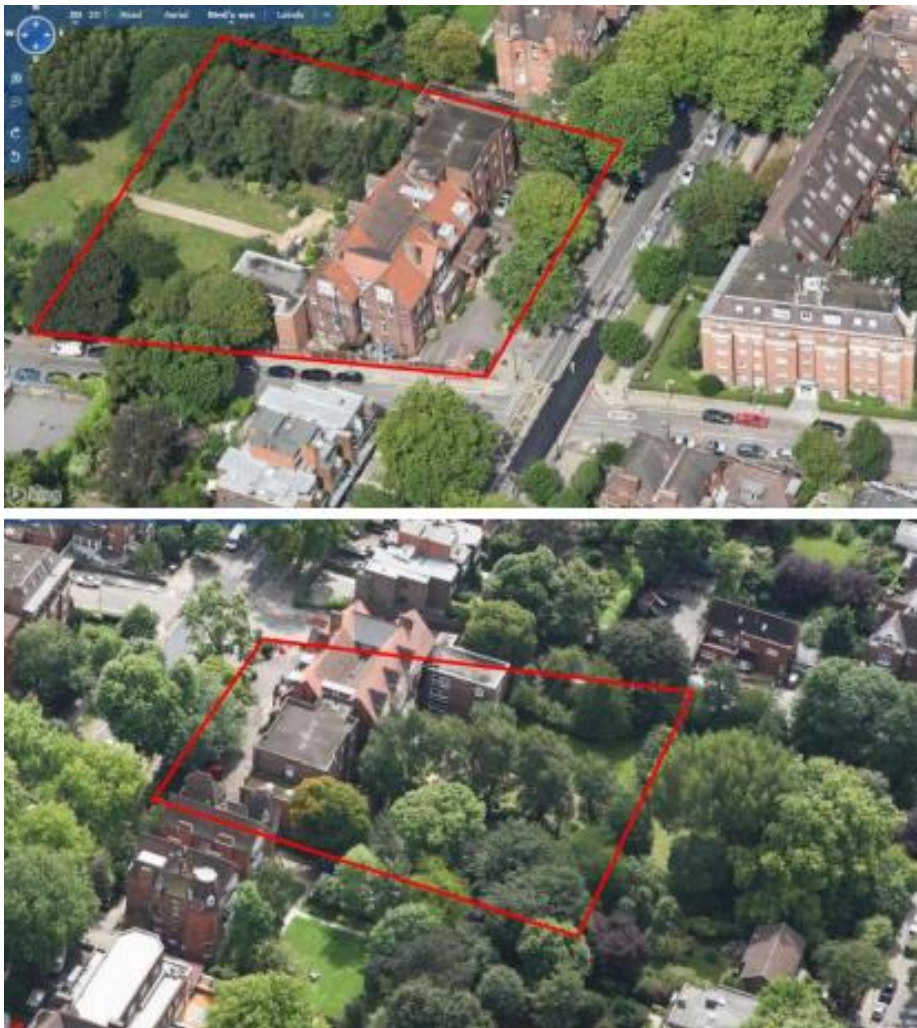
- 1.1 This Planning, Design and Access statement is submitted to support and provide the background and rationale to the proposed development at this site. The submission demonstrates why and how the development is appropriate to the area and shows that it is in accordance with relevant planning policies and guidance.
- 1.2 A full planning application is being made to refurbish and extend an existing property at 39 Fitzjohns Avenue, Hampstead in the London Borough of Camden. The existing house is a detached part 2 and part 3 storey private dwelling with accommodation at basement, ground, first, and second floors with accommodation in the roof space. The building is not listed but is located in the Fitzjohns and Netherhall Conservation Area.

The Site and Surroundings

- 2.1 No. 39 Fitzjohns Avenue is a self-contained, detached private dwelling set at the northwest corner of that road's junction with Nutley Terrace in the northern section of the London Borough of Camden. Fitzjohns Avenue is a significant connecting road running from Swiss Cottage to the South to the heart of Hampstead village to the North. With Fitzjohns Avenue providing a diagonal connection to both the main local roads, Finchley Road the A41 to the West and Haverstock Hill the A502 to the East, it forms an important part of the local road network. It connects at either end of its roughly 1.5km length with two of the local transport hubs with numerous bus lines as well as the Northern and Jubilee branches of the Underground. Both the Finchley Road and Hampstead village provide a full range of local services and shops and Fitzjohns Avenue itself forms one of the nuclei of North London schools. Fitzjohns Avenue is the grandest of the local network of residential roads lined with substantial detached, private dwellings on ample plots. The houses in the context are of mixed architectural design mostly developed during a brief period of 10 years from 1876. The architectural ensemble is rendered from a palette of red and grey brick with stone and terra cotta detailing and timber sash and casement windows. Roofs are mostly of clay tile and pitched with both hipped and gabled forms. There is a pattern of later domestic insertions developed through subdivision of some of the larger plots although these are generally smaller in scale. Although many existing properties have been altered, the alterations are generally sympathetic to their host buildings and the neighbourhood provides a remarkably coherent whole.



2.2 The property lies on a roughly rectangular plot which is unusual in the context for its large size. The plot provides a frontage of 48metres to Fitzjohns Avenue and 69metres along its angled frontage to Nutley Terrace. The topography gently rises from south to north and is relatively level from east to west. As a result the southern flank of the original dwelling features an undercroft storey facing Nutley Terrace which doesn't exist under the later extension to the North. The original house was built in 1885, then in 1937 entered a period of residential institution use when it was sold to the Trustees for the Roman Catholic Purposes Registered. It was rechristened Southwell House by the Jesuit order who occupied it in honour of an Elizabethan Jesuit martyr. Clearly two significant extensions were carried out during this period of occupation although these would both appear to predate the public planning records. The earlier extension is a 3 storey red brick wing to the North of the original dwelling which fills the gap between it and No. 45 Fitzjohns Avenue. Plans show that this wing contained a mixture of bedrooms and communal rooms. A c1960's 3 storey wing with an angular stair tower built up to the boundary was subsequently added to the southwestern corner of the original building extending its frontage along Nutley Terrace. Both of these wings are notable for their more institutional architectural character, flat roofs, and relatively awkward integration with the original dwelling house.



2.3 Mature trees and substantial planting ensure that the context provides a high standard of privacy and separation between individual properties. This is particularly true along the Nutley Terrace side of the property where the later extension is particularly difficult to discern due to tree cover and the rear garden is all but invisible. This private rear garden measuring approximately 40metres by 60metres provides ample area for a generously proportioned lawn, planted boundaries and a full sized tennis court. The public boundaries of the property are defined by low brick walls which retain the higher land level. The deep front setback to Fitzjohns Avenue enables provision of off-street parking accessed by a carriage drive.



View of Property from Nutley Terrace and view of existing rear garden

Relevant Planning History

3.1 The planning history of the site can be seen below:

2015/3007/P The use of the property as a single dwellinghouse. – Granted 04/06/2015

2011/0859/P Use of the building as a residential institutional use (Class C2). – Granted 25/02/2011

PWX0203100 & CWX0203101 Demolition and rebuilding of a 114.5m stretch of boundary wall to Nutley Terrace, as shown on drawing number; 622/1A. – Granted 29/11/2002

PW9702334R1 Erection of a single storey extension to the rear – Granted 20/08/1997

PW9702372 Erection of a roof extension to provide an additional floor to an existing three storey extension – Refused 19/06/1997

PW9702334 Extension at ground floor rear to form new shower room – Withdrawn

PL/8803631/ Provision of ramped access for the disabled to the front entrance and the erection of a fire escape etc. – 19/09/1988

CTP/G7/1/A/6606 Erection and retention for a limited period of an external exhaust duct – Granted 20/03/1969

CTP/G7/1/A Provision of Bathroom & Toilet new windows etc. – App form

CTP/G7/1/A/2822 The erection of three garages on the forecourt of 39 Fitzjohns Avenue – granted 27/01/1967

Ref AA/PP.2780/NW Conversion and addition to existing squash court to provide bedrooms, staff room and offices and construction of extension to provide additional lavatory accommodation. – granted 13/02/1960

The Proposal

- 4.1 The applicant seeks planning permission for the refurbishment and extensions to the property in order to secure its sustainable future as both a family home and as positive contributing feature of the Fitzjohns and Netherhall Conservation Area. While the high quality original dwelling will be preserved, the elements which most particularly detract both from that building and its setting have been carefully considered. The northern wing has been built in a solid manner and reflects the former institutional nature of the property without causing under harm to either the adjoining building or the CA apart from the detail of its connecting link. This is harmful both for the way in which it fills the gap between the two structures and unsympathetic manner in which the architectural form intersects and dominates the original building. While appreciating that a manner of connecting the two structures which enables them to reasonably function as a single dwelling must be maintained, it will be possible to reduce the scale and bulk of this connection so that it diminishes into the background. It is proposed to remove the top, 2nd floor connection in its entirety thereby enabling the gap between and the views of the roofscape against the sky to be restored. At ground floor level the footprint of the link both to the front and the rear will be reduced so that the link is set back further diminishing its impact. New windows will be created on both elevations which are in keeping with the original host buildings both in proportion and detail. To the rear of the north wing the external multi-storey fire escape stair would be removed as part of the extension which is proposed.



Figure 1: Existing and Proposed South Elevations (Nutley Terrace)

4.2 **The Original Dwelling**

The front and side elevations of the original dwelling would be carefully refurbished and restored to their original state as part of the works. There is little doubt that these facades of the building form an integral and important feature of the Conservation Area and also of the architectural character which the new owner wishes to enhance. The only alterations proposed to these elevations would be modest and at roof level. It is proposed to create a new dormer window on the Fitzjohns Avenue side on the southern-most bay which will duplicate the form and details of the existing two dormers. The other alteration would be the addition of modestly scaled, conservation rooflights at a position on the upper roof where a new level of accommodation will be formed under the existing ridge. These openings have been carefully considered and their rhythm echoes that of the main façade.

4.3 This storey would be enabled by a crown roof extension which fills in an existing internal valley and would be wholly invisible from the public realm along both Fitzjohns Avenue and Nutley Terrace. There are numerous precedents for both the crown roof and the integration of this type of roof opening on other local structures and the relatively low existing height of this structure with only 3 occupied stories argues significantly for the new accommodation.

4.4 From the CAS Guidelines on Roof Extensions we note at F/N15: “because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape.” We also note from the elaboration of this policy statement that: the proposal is not detrimental to the form and character of the existing building; that the property is not part of a group or terrace which this alteration would unbalance; that the roof would not be prominent either from public or private realm views; that the building is currently lower than its surrounding neighbours and the proposal would not actually raise this height.

4.5 To the rear of the original dwelling a new multi-storey infill extension is proposed. In terms of its massing this would aid in integrating the Nutley Terrace wing onto the building making a coherent garden elevation not unlike that of the original dwelling in the manner it addresses the rear garden. Internally, this extension is critical to creating the new multi-storey stairwell and lift core which connects the various floors of the house and provides top lighting down to the heart of the ground floor through a new rooftop skylight. With reference to CAS Guideline F/N20 on Rear Extensions: “extensions should be in harmony with the original form and character of the house and historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.” The proposed extension in this case would actively work to mitigate against the unsympathetic alteration of the original dwelling in order to return the balance which the original structure enjoyed. The particular circumstances of the quite unique plot of No. 39 Fitzjohns Avenue also mitigate for the proposal since the dwelling essentially does not form part of any group of buildings and the rear of the structure does not feature in any public or private views in the Conservation Area.

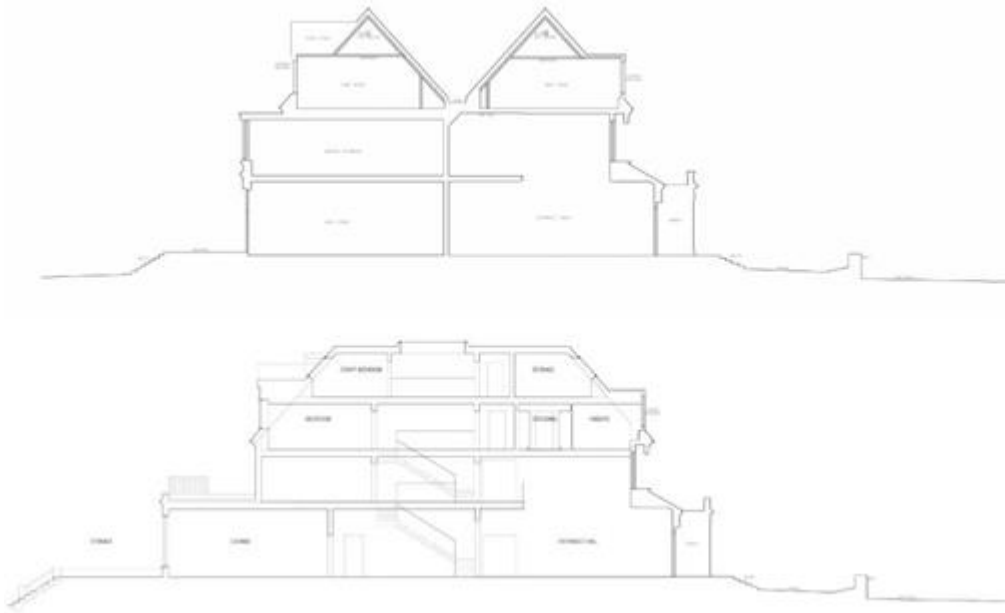


Figure 2: Existing and Proposed Sections

- 4.6 On the Nutley Terrace side of the building it is proposed to completely remove the 1960s built extension which has because of the significant harm this has caused both to the form of the original building and to the character of the Conservation Area. The wing has no particular architectural merit and although much of it is not readily visible due to the significant tree cover it none the less provides a discordant feature in the streetscape primarily due to the looming form of the stair tower and the unsympathetic manner in which its brickwork connects to the original building without reflecting or transforming any of its architectural detailing. The rebuilding of this wing in a fashion more consistent with the original dwelling will enable the massing to be set back from the street frontage and enable this margin to be planted in order to restore the verdant and open character prized in the CA. As noted in the CAS “extensions ... can alter the balance and harmony of a property or a group of properties by insensitive scale, design or inappropriate materials.” The refurbishment of No. 39 Fitzjohns Avenue provides a unique opportunity to restore the property to a condition more consistent with and sympathetic to the character of the neighbourhood.



Figure 3: Proposed Site Plan with existing footprint indicated in red

4.7 Nutley Terrace Wing

The current owners plan to refurbish No. 39 Fitzjohns Avenue to form a unique, high quality private residence. The size of the existing structure and generous scale of the plot enable provision of a dwelling which can uniquely provide the scale for a brief of broad scope and generous provision. The aim is to provide the range and specification of internal rooms which very few properties can achieve. In order to match this ambition to the mixed architectural character of the existing property, certain alterations and extensions are required. Most notably as outlined above the Nutley Terrace wing of the current property detracts significantly from its character and is planned for alterations. The new wing would be built to the same footprint so as to cause no greater impact on the streetscape although with the notable omission of the projecting stair tower. The new accommodation will also be planned across 3 floors as the existing but these would be raised in order to connect seamlessly with the floor levels in the original dwelling. This will also enable the formation of an enclosed swimming pool at ground floor level opening directly to the rear garden. Details including the terra cotta eaves, roof forms and gable ends, window pattern and rhythm have been taken from the original dwelling in order to ensure that the new wing is sympathetic to it. While the ground and 1st floor treatments are directly derived, the roof shape has been lowered and proportioned so that the new wing will read as subsidiary to the original building. Retention of the existing trees along Nutley Terrace will none-the-less ensure that the massing of this new wing will be largely hidden from view and will not compromise the privacy of neighbours or the scale of the finished building along that flank.



Figure 4: Existing and Proposed Rear elevations

4.8 **The North Wing**

The existing north wing of the complex while of lower architectural quality than the original dwelling does form an important part of the historical development of the property. It is also not without merit although the façade facing Fitzjohns Avenue does suffer from a lack of integration with the original dwelling. What remains as the most uncharacteristic aspects of this structure are its relatively unadorned detailing and its rather unsympathetic massing. One obvious method of better integrating the existing building with the adjoining building is to replace the sash windows with new versions featuring glazing bar patterns which echo those on its façade. Varying these patterns on each upper storey introduces a new vertically rising order which reduces the institutional, repeating character of the existing block.

- 4.9 Flat roofed structures are very uncommon in the Conservation Area. The assessment of the CAS is that the way in which buildings meet the skyline forming rich and variegated rhythms is essential to its character. Much attention has been given to retaining the strongest characteristics of the existing structure while integrating it both with the original dwelling and the broader context. The conclusion of this analysis is that the addition of an inset mansard roof behind the existing parapets would work both to introduce the more tapered, variegated skyline profile which the CAS recommends while providing formal and material links to the adjoining structure.
- 4.10 While this roof extension would materially increase the height of the building, there is little doubt that a replacement structure could be justified with a greater height and additional storey of accommodation based on the more typical massing of the neighbouring context including that of No. 43 Fitzjohns Avenue immediately to the North.
- 4.11 The northernmost bay of the front façade presents another challenge with its relatively unbroken expanses of brickwork and stubby proportions. The proposed scheme introduces new narrow windows either side of the existing protruding feature providing visual links to the tripartite rhythm of the window arrangements on the original dwelling. An additional storey would be added to raise the parapet to meet the rest of the structure and extend the length of the façade to 19.4metres. This proportion provides an improved balance to the main building which measures 24.7metres and the 22.9metres of No.'s 43-45. Two new brick gables provide additional roofline articulation and reinforce the bay rhythm of the building.
- 4.12 An extension to the rear of this building has been carefully designed in relation to its setting. A 3 storey extension to the southern 4 bays aligned with the main dwelling provides a new elevation which is articulated with a hierarchy of window openings creating a more harmonious ensemble with the adjoining building. Essentially tripartite the projecting and receding massing and clustered openings to the northern and southern bays approximates the rhythm of that building. The northern bay which adjoins No. 43-45 next door includes a ground level projecting extension which aligns with the new single storey dwelling erected in the rear garden. At first floor level the existing building is retained but a new opening would replace the existing awkward window. The extension at 2nd floor addresses the volume of the much taller, larger building next door.

Main Planning Considerations

- 5.1 The main planning considerations in respect of this application are addressed below. Each consideration is assessed in the context of the relevant policies and guidance.
- 5.2 The relevant policies and guidance are contained within the statutory development plan, which comprises the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), London Plan (2016) and the Local Plan (2017) which replaced the Camden Core Strategy (2010-2025) and the Development Policies plan (2010-2025) in July 2017. Relevant Supplementary Planning Documents SPDs and SPGs in relation to housing, conservation area studies and transport.
- 5.3 National and local planning policies continue to identify spaces and places for development to meet the need for new housing. Such a need is well documented and is a material consideration to this application, which will enlarge the existing family house within a good sustainable location close to local amenities, schools, parks, public transport and health facilities.
- 5.4 With regard to the compliance with planning policies in relation to the principle of this residential development, it is the London Plan (2016), the Council's Local Plan (2017) and the relevant SPDs/SPGs that are perhaps the most relevant, which can be summarised below:

London Plan (2016)

5.5 **Policy 3.3 Increasing Housing Supply**

The Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. Working with relevant partners, the Mayor will seek to ensure the housing need identified in paragraphs 3.16a and 3.16b is met particularly through provision consistent with at least an annual average of 42,000 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners. This target will be reviewed by 2019/20 and periodically thereafter and provide the basis for monitoring until then.

5.6 **Policy 3.5 Quality and Design of Housing Developments**

Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

5.7 **Policy 3.8 Housing Choice**

Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

5.8 **Policy 6.13 Parking**

The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. The Mayor supports Park and Ride schemes in outer London where it can be demonstrated they will lead to overall reductions in congestion, journey times and vehicle kilometres.

Local Plan (2017)

5.9 **Policy H1 Maximising housing supply**

The Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes.

We will seek to exceed the target for additional homes, particularly self-contained homes by:

- a. regarding self-contained housing as the priority land-use of the Local Plan;
- b. working to return vacant homes to use and ensure that new homes are occupied;
- c. resisting alternative development of sites identified for housing or self-contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for housing; and
- d. where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.

We will monitor the delivery of additional housing against the housing target, and will seek to maintain supply at the rate necessary to exceed the target. In seeking to maintain the housing supply, the Council will adjust the type and mix of housing sought, having regard to the financial viability of development, the sales or capital value of different house types and tenures, and the needs of different groups.

5.10 **Policy H3 Protecting Existing Homes**

The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by:

- a. resisting development that would involve a net loss of residential floorspace, including any residential floorspace provided;
 - within hostels or other housing with shared facilities; or
 - as an ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use;
- b. protecting housing from permanent conversion to short-stay accommodation intended for occupation for periods of less than 90 days; and

c. resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:

- create large homes in a part of the borough with a relatively low proportion of large dwellings;
- enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
- enable sub-standard units to be enlarged to meet residential space standards.

Exceptionally, the Council may support development that involves a limited loss of residential floorspace where this provides for the expansion of existing health premises to meet local needs.

5.11 **Policy H7 Large and Small Homes**

The Council will aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.

We will seek to ensure that all housing development, including conversion of existing homes and non-residential properties:

- a. contributes to meeting the priorities set out in the Dwelling Size Priorities Table; and
- b. includes a mix of large and small homes.

We will take a flexible approach to assessing the mix of dwelling sizes proposed in each development having regard to:

- c. the different dwelling size priorities for social-affordable rented, intermediate and market homes;
- d. any evidence of local needs that differ from borough wide priorities;
- e. the character of the development, the site and the area, including the impact of the mix on child density;
- f. site size, and any constraints on developing the site for a mix of homes of different sizes;
- g. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and
- h. the extent to which flexibility around the mix of market homes could secure the delivery of additional affordable housing.

5.12 Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under “Policy G1 Delivery and location of growth” will be provided through high quality contextual design.

5.12 Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings - Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including nondesignated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Conservation Area Assessment

- 6.1 The site is located in the Fitzjohns and Netherhall Conservation Area established in 1984 and for which the relevant Conservation Area Statement was published in 2001. The character and appearance of the CA is described in the CAS thus: "long views along the Avenues combine with substantially scaled properties and generous grounds to create an imposing district." The CAS outlines the rich range of architectural styles and details included in the district which include: "neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Crafts/Norman Shaw." It makes particular note of roof forms stating: "roofs are an important and conspicuous element, a development of mid-late Victorian architecture that dominates the profile of the skyline." The importance of the landscaping and mature trees as well as boundary walls to the character of the streetscape is noted for protection.
- 6.2 The CAS assesses each district and street in turn. Of Fitzjohns Avenue it notes that "the impact of the scale, topography and architecture of this mature avenue is powerful" and "...make it the most prominent street of the area". The CAS makes very little particular comment relating to No. 39 other than to state that "between Nutley Terrace and Netherhall Gardens the west side consists of imposing detached properties..." and "there is some difference in plot widths, with wider plots at Nos. 39 & 47..." Some particular analysis of neighbouring properties to No. 39 is significant:

facing on the east side “Nos. 48-50 is a four storey block of maisonettes (1976) linked to 31a Daleham Gardens, for Camden Housing Department... The block fits into the context of the road and makes a positive contribution of 20th century architecture.” It describes No. 46 at the northeast corner of Fitzjohns Avenue and Nutley Terrace as “a five storey plus sub-basement block of inter-war flats, with cornice above third floor level. The bulk and design is over dominant.” Finally, it remarks of the buildings at the southwest corner of that junction: “slightly out of character is Nos. 37a, b, c a group of 1960s houses with timber cladding and brick.”

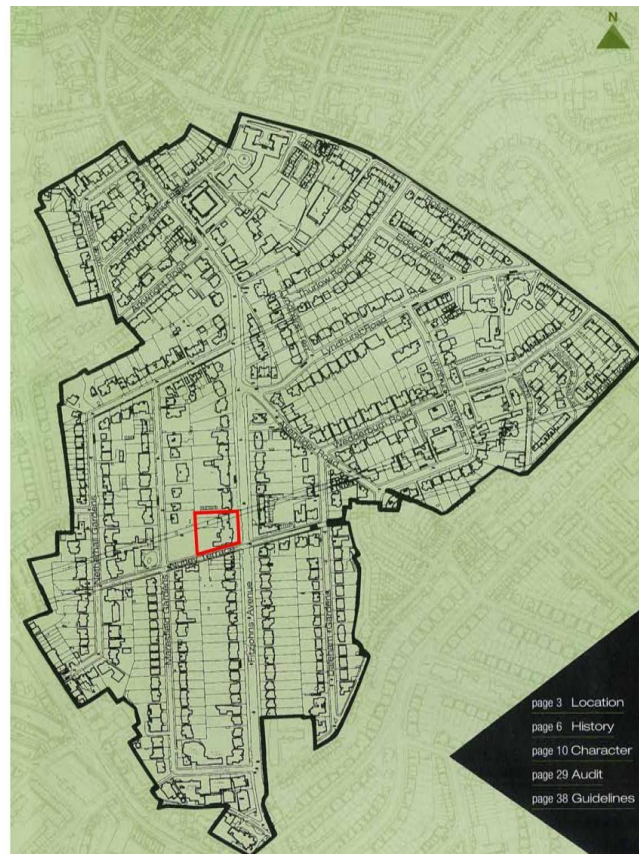


Figure 5: Conservation Area Plan

- 6.3 No. 39 Fitzjohns Avenue was originally built as a large private dwelling with an unusually horizontal emphasis as compared to its near neighbours. With only 2 full stories and an inhabited roofspace it is a storey shorter than the typical dwelling on Fitzjohns Avenue. Stretching approximately 22metres with a 4 bay façade along the street it is considerably wider than the typical detached dwelling which may extend to 13metres. The building is finished in purple brick with red brick arched lintels and string coursing and terra cotta detailing to the eaves and across the gable faces. The main entrance is provided with a projecting porch surmounted by stone balustrading and finials and a recessed arched bay at 1st floor level. To the left side of this an articulated projecting brick bay is finished with wrought iron railing above. Elongated timber windows with lattice glazing bars to the upper sashes are grouped in pairs and trios. The steeply pitched, tiled roofs have regular double windowed dormers and the gable faces feature shallow projecting timber window bays. Tall elongated chimney stacks break through the pitched roofs and articulate the skyline. Since its conversion back to a private dwelling, extensive refurbishments have been carried out to this main

building so that the present condition is secure.

- 6.4 The 20th century extension to the North of the main building is of a decidedly more institutional character, reflecting the use of the site by the Jesuits for whom it was built. This 3 storey, flat roofed structure with a raised parapet is connected awkwardly to the main house at all 3 stories by a recessed bay which although deferring to the end gable none the less crashes unceremoniously into the side flank. The red brick block with red flared and arched window lintels is further articulated with simple purple brick coursings and each floor level and a soldier course below the stone parapet. The 5 bay main façade is broken by the 1st and 4th bays' shallow projections and the height of the 5th which steps down to 2 stories and provides a second entrance door and a crenelated parapet. Although not unadorned the simple rhythmic character of this wing does not balance well with the richer detailing, rhythm and massing of the building it adjoins. The shorter end bay is incongruous with the adjoining property at No. 43 which actually rises to 4 stories with a richly formed roofline with steeply pitched hipped roofs rising to a Belle-Epoque roofline. At the rear of the property the rear of the 2 storey bay has an incongruous horizontal window and a metal escape stair which mars the architectural coherence. The awkward junction between the two buildings is if anything more apparent to the rear and a single storey projection visually detracts from the original mainbuilding.



View of north-wing and of no.43



Figure 6: Approved scheme to the rear of no.43



View of proposed new dwelling in the rear garden of no.43 and approved elevational plan

- 6.5 To the rear of No. 43 a new semi-underground dwelling has been built along the shared boundary with No. 39 in a creative reuse of a plot originally housing a suite of garages (Ref 2012/1692/P). Although this is not very apparent at garden level its green roof with its scattering of rooflights, open courts and parapet walls forms a significant departure from the typical character of the rear gardens in the neighbourhood. It also demonstrates the

degree of development which has been deemed to be acceptable to properties within the Conservation Area.



- 6.6 The extension to the original house built in the 1960s along Nutley Terrace is a more discordant feature of the property. This 3 storey red brick structure is articulated with brown brick string courses at lower ground and ground floor windows' levels and a concrete parapet which simply slams into the host dwelling, although this at least is below the main original cornice. It also features a flat roof providing no articulation to the roofscape of the ensemble. Windows are various in pattern and proportion, some of which feature black tiled spandrels, others are small projecting bays with copper roofs. On the side facing Nutley Terrace a monolithic brick stair tower breaks free from the main building volume to meet the property boundary with an angled face.
- 6.7 Neither of the two extensions to the original dwelling are mentioned in the Conservation Area Statement either for positive or negative impacts. However, it can readily be appreciated that their massing, form, detailing and articulation are not harmonious with the original character of the Conservation Area. Neither is either structure of particular architectural merit judged on the contributions of their respective periods.

The Standard of Accommodation

- 7.1 The proposal would provide an excellent standard/variety of accommodation for future occupiers.
- 7.2 All bedrooms would be receive the maximum amount of natural light as they would be south facing. Windows would be positioned in an appropriate location (see plans) to ensure outlook levels for the family are positive, whilst considering the positioning to ensure loss of privacy and overlooking is not an issue.
- 7.3 Areas for the storage of refuse and space for cycle parking for all residents would be provided to the front of the property.

Parking and Highway Considerations

- 8.1 Off street car parking will provide easy access in close proximity to the main entrance complying with standards. An existing ramped approach and level door thresholds provide free access to the main front entrance and to access the rear terrace. The development's internal and external spaces will be planned and detailed to take into account the needs of all users in a fashion consistent with the constraints of the site topography. Staircases, internal space standards, lighting, fittings and sanitary accommodation will comply with Part M of the Building Regulations & relevant environmental standards. An accessible WC will be incorporated on the entry level of the house. Suitable complying lighting and electrics will be provided. Windows will be cleanable from inside.

Sustainability

- 9.1 The proposed development would be on a brownfield site in a sustainable location in an appropriate manner, without any adverse harm to the character of the area or the amenities of the surrounding properties.
- 9.2 The location is considered to be very sustainable and a suitable for a development of this size.
- 9.3 The development carried out would be of the highest standard and would achieve a good quality finish.

Ecology and Landscaping

- 10.1 The site in its current use has no ecological benefit.

Contaminated Land

- 11.1 It is acknowledged that the existing and proposed use of the site will not raise a potential source of contamination.

Flood Risk

- 12.1 The site is not in an area at risk of flooding.

Relevant Planning Policy and Guidance

- 13.1 Reference to relevant planning policies and guidance has been made above in relation to the matters to which they relate. However, it is useful to summarise and reiterate that all relevant policies and guidance have been taken into account in preparing this scheme.

National Planning Policy and Guidance

- 14.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out the Government's economic, environmental and social planning policies. They encourage the building of new homes and acknowledge that there should be a presumption in favour of sustainable development, particularly where it responds to local character and history.
- 14.2 There is a need for young professional residential accommodation in the area. Residential development on brownfield land is an entirely acceptable use, particularly in such a sustainable location. It is material to the determination of the application that the Council must enable housing development within its area, particularly where it meets an identified demand.
- 14.3 In para 49, NPPF states that, "Housing applications should be considered in the context of the presumption in favour of sustainable development." The application is considered to meet the objections from an economic perspective through the creation of jobs, environmental due it is sustainable location and construction design and socially through the provision of much needed homes, within a mix of accommodation.
- 14.4 In para 63, NPPF advises, "In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area." The proposals improve the street frontage and vista through the provision of a high quality contemporary building.
- 14.6 Upon decision making, at para's, 186 and 187, we are advised that, "Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development." and "Local planning authorities should look for solutions rather than

problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”

Regional Planning Policy

- 15.1 The London Plan (2016) sets the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

Local Planning Policy

- 16.1 It is the local planning policies that are perhaps more relevant as they are more specific and detailed to the area within which they apply. In this respect the applicant has therefore given careful consideration to the development in the context of local plan policies.

Policy Conclusion

- 17.1 Whilst the development itself is a well-considered design that will fit comfortably into the site and its surroundings, the applicant has also carefully considered the proposal in the context of all relevant planning policies. There is no fundamental conflict with the requirements of these policies, and the proposal is considered to be fully in accordance with the Local Development Framework.

Conclusion

- 18.1 This development is a satisfactory form of development that respects the surround area and national and local planning policies. There does not appear to be any major conflict with local planning policies or guidance and the benefits of the proposal are significant:
- The proposal to enhance, refurbish and extend the existing property has been carefully justified in relation to Camden’s Conservation guidance and the proposals represent a design of high quality which would enhance the context
 - The building to plot ratio after redevelopment would represent an intensity of development of the site which is typical for the context of Fitzjohns Avenue and neighbouring roads, particularly with relation to the unusual size and isolated character of the property
 - The proposal would not result in loss of amenity to adjoining properties because the scheme has been designed with particular response to the relationships with adjoining existing buildings to prevent overlooking or overbearance
 - Redevelopment would provide the opportunity to provide a more sustainable, lower energy, modern family home which will benefit the occupants and the neighbouring context

19.2 In conclusion, the applicant and agent consider the proposal is well conceived, not having a harmful impact on the character and appearance of the area in general and would not be detrimental to the amenities of neighbouring occupiers. The proposal provides for improvements to much needed residential accommodation, satisfying planning policies and allows the site to be used more efficiently and effectively. We look forward to hearing from the Planning Officer in due course. If there is any additional information required the Planning Officer is requested to contact the agent at their earliest convenience.