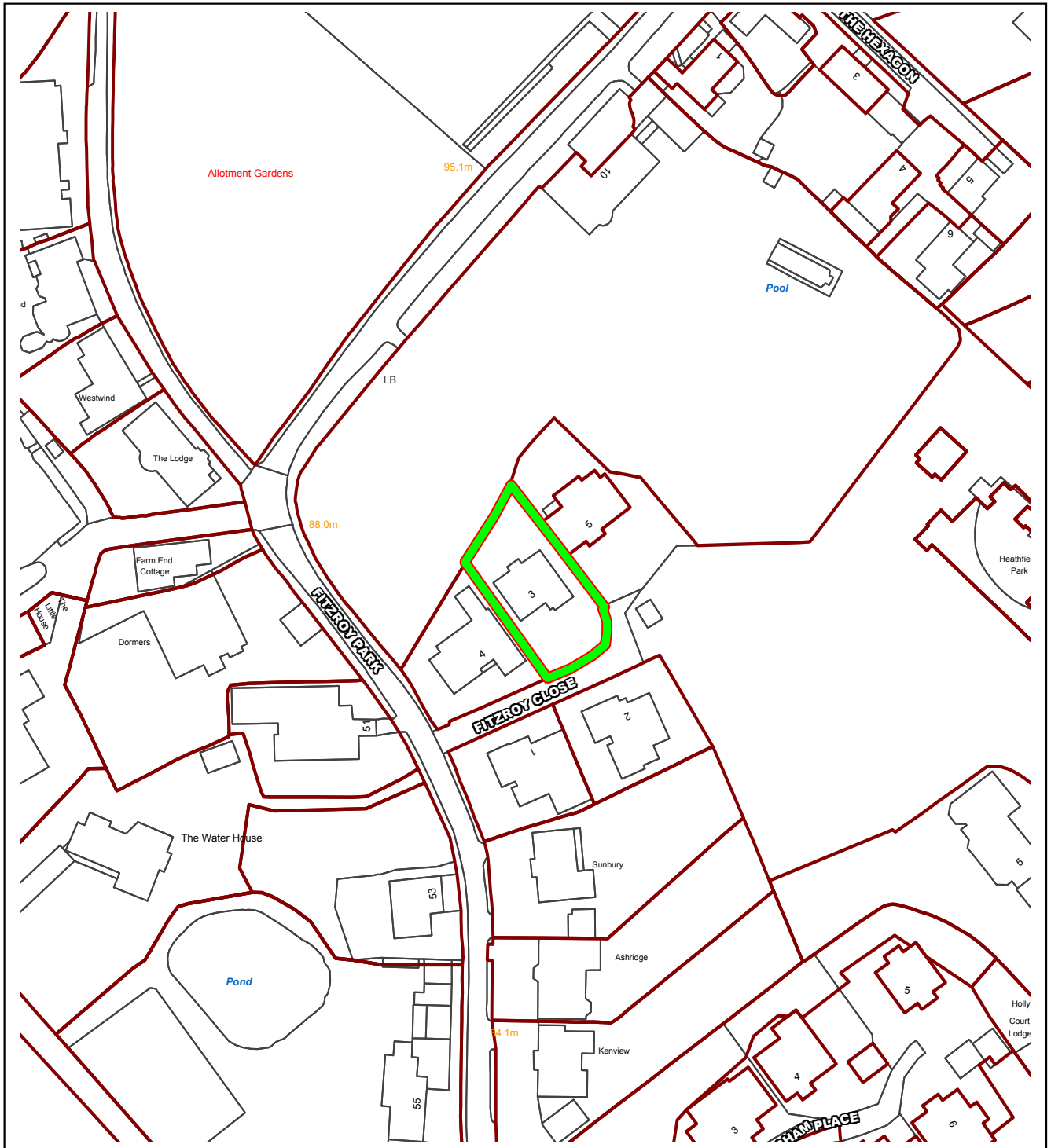


3 Fitzroy Close, London, N6 6JT



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1. Aerial view



2. Entrance view within the close and neighbouring building at no. 4 Fitzroy Close



3. Front elevation of application site



4. Angled view to front elevation



5. Rear elevation of application site



6. Neighbouring building at no. 2 Fitzroy Close



7. Neighbouring building at no. 1 Fitzroy Close

Delegated Report		Analysis sheet		Expiry Date:	05/07/2018
(Members Briefing)		N/A		Consultation Expiry Date:	07/06/2018
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2018/1699/P		
Application Address			Drawing Numbers		
3 Fitzroy Close London N6 6JT			See draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Various alterations to front elevation to include extension of garage at lower ground, first floor front extension, insertion of window panels with timber screens to replace existing windows, replacement of window with door on western elevation at lower ground floor level, installation of two windows at first floor on eastern elevation, and roof extension with terraces to front and rear elevations, all to dwelling (Class C3).					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Press notice: Site notices:	17/05/2018-07/06/2018 16/05/2018-06/06/2018	No. of responses	0	No. of objections	0
Summary of consultation responses:	No objections were received from neighbouring occupiers.					
Highgate CAAC	<p>Object to the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> a) The proposal overrides the original design b) The proposed accommodation does not meet life time homes standards and does not comply with building regulations regarding daylight c) The bulk is greatly increased to the detriment of CA at a sensitive site, visible from several points. d) Overlooking caused by the roof terrace <p><i>Officer response:</i></p> <ul style="list-style-type: none"> a) <i>The revised scheme has taken into considerations the elements of the existing architectural form and design of the host building, which is considered to enhance the character and appearance of the conservation area. See para 3.5, 3.6, 3.7, 3.8, 3.9.</i> b) <i>The proposed bedroom is part of the existing dwelling and does not form a separate unit from the main house, as such its compliance with the policies for self-contained units would not apply in this instance. See para 3.9.</i> c) <i>It is acknowledged the increase in bulk, however in the revised scheme this has been introduced in a sensitive manner to the existing building. See para 3.6.</i> d) <i>The roof terrace has been significantly reduced in area in the revised scheme and design in such way to avoid harmful overlooking to the neighbouring amenity. See para 4.2.</i> 					

Site Description

The application site is a three storey detached dwellinghouse located on the northern side of Fitzroy Close and lies within Highgate Village Conservation Area.

The application site along with its adjoining neighbouring buildings have been built around 1970s/1980s by Ted Levy, Benjamin and Partners. The three buildings on the northern side of Fitzroy Close are in red brick with tiled roofs, with intricate level differences and staggered elements, noticeable from their appearance but also from the interior layout. Opposite the application site, site another two buildings, built as a pair with mono-pitched roofs which have been extended and altered significantly through time.

Relevant History

No records of relevant planning history at the application site.

Relevant planning records surrounding the site:

2017/1845/P – 5 Fitzroy Close, London, N6 6JT: Replacement of existing pitched roof with green flat roof and erection of a second floor extension; installation of roof terraces to the northeast and southwest elevations; erection of three storey timber-framed glazed entrance structure to front of property – Granted subject to s106 legal agreement dated 19/10/2017

2007/4538/P - 1 Fitzroy Close - Replacement of existing single storey glazed winter garden structure at rear basement level with 2-storey glazed structure and erection of retractable roof to existing roof terrace of dwellinghouse. – Grant conditional permission dated 19/11/2007

2016/2992/P – 2 Fitzroy Close - Erection of a 2-storey side extension to dwellinghouse (C3). – Granted subject to section 106 legal agreement dated 06/10/2016

2016/1070/P – 2 Fitzroy Close - Erection of a recess infill first floor extension to the rear elevation. – Grant conditional permission dated 03/05/2016

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Camden Local Plan (2017)

Policy G1 Delivery and location of growth

Policy DM1 Delivery and monitoring

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Camden Planning Guidance

CPG 1 – Design 2015

Highgate Conservation Area Appraisal and Management Strategy (October 2007)

Assessment

1. Proposal

1.1 The applicant seeks planning permission to extend the existing residential dwelling with:

- A mansard style roof extension set behind a raised parapet, with large rooflights and terraces to front and rear. Overall additional height 2.9m, with internal height of 2.3m.
- First floor front extension, with a depth of 2.5m and width of 4.8m, set back behind the existing chimney stack
- Lower ground floor level front extension of existing garage, with a depth of 2.4m, length 5.2m, height 3.4m, with green roof on top
- Alterations to elevations to include to the front, insertion of glass panel with timber features, replacement of windows on front elevation, replacement of window with door on western elevation at lower ground floor, installation of two windows on eastern elevation

1.2 The following elements of the proposal have been revised through the life of this application:

- Removal of balcony and glass balustrade to front elevation
- Installation of green roof
- Significant alterations to the proposed roof extension to include reduction of terrace space at roof level, insertion of roof slopes and height differences, with a design which responds to the existing architectural roof form and design.

2. Considerations

2.1 The main considerations related to the proposed development are:

- Design and Heritage
- Impact on the amenity of neighbouring occupiers
- Transport

3. Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and

scale of host building and neighbouring ones, and the quality of materials to be used.

- 3.2 Policy D2 stresses that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves and enhances the special character or appearance of the area. It is added that the character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses.
- 3.3 Highgate Conservation Area appraisal highlights that the distinctive character and appearance of the conservation area is *“the variety and eclecticism of the historic village and the surrounding properties in contrast with the open landscape. [...] All new development will be expected to respect, complement and enhance the special character and appearance of Highgate CA.”*
- 3.4 Neighbouring buildings in the Close have been altered significantly over time and modern alterations and extensions are now considered to form part of the character of this Close. However, the buildings’ architectural character and features were aimed to be retained in almost all later development.

Roof extension

- 3.5 The building’s existing roof is formed of numerous shallow slopes at different levels, with characterful chimney stack extending asymmetrically along the front elevation. The chimney appears to divide the front elevation of the building into two elements. The main element which includes the entrance and garage at the lower ground floor level, has a simple sheer elevation when compared with the second element which projects forward at the ground floor level with a deep high slope and prominent set back at the first floor level. This separation of elements is noticeable at roof level as well, where the main part of the building has a higher ridge than the second one.
- 3.6 The revised roof form would extend at different heights and depths, with an intricate design which cuts through the roof slopes to form the two terraces to front and rear sides of the building. To the front, the roof slopes away from the front chimney stack and abuts it with a terrace on the eastern side, which preserves the chimney as a prominent feature of the host building. To the sides and rear the roof follows a similar pattern which refers to original architectural character and design of the host building. The proposed terraces would have a modest size, bordered by the height of the parapet and partially by glass balustrades. The proposed roof extension is considered to enhance the appearance of the host building and to preserve the character of the Close and the conservation area.

First floor front extension

- 3.7 The proposed first floor extension would infill the long slope to the recessed part of the building abutting the existing chimney stack on one side. The proposed extension would sit behind the chimney stack and would maintain the significant setback from the front elevation which counterpoints the projecting picture window of the upper floor living space on the other side of the front elevation. Due to the existing dynamic of front elevation and the design and character of the existing building, the proposed first floor extension would appear to sit comfortably, preserving the staggered front elevation. The extension would have front wide windows at the first floor which complement the picture windows below, with thin long strip of windows below.

Lower ground floor front extension

- 3.8 The proposed lower ground floor front extension of the garage would arrive in line with the existing projection of the living space, which sits at the upper floor level. Through negotiation with the applicant, the proposed balcony and glass balustrade at this level was removed, being considered out of character with the host building and the neighbouring ones. The proposal extension would now include a green roof on top, which refers to the existing planter in front of the windows at the upper floor. It is considered that the proposed front projection of the garage, whilst is not an approach found within the design other buildings in the close, it would contribute positively to dynamic of the front elevation, building as a whole and streetscene.
- 3.9 The proposed extension of the lower ground floor would facilitate the use of the lower ground floor space in a more efficient manner, through the formation of a bedroom with a small living space, kitchen and bathroom. The space formed would be used as part of the main house and it would not form by itself a self-contained unit. As such, the National Standards for rooms dimensions would not apply, nor the policies in relation to self-contained units. It is therefore, considered that the bedroom and associated rooms at the lower ground floor would coexist well as part of the main house, providing an adequate level of living space and accommodation.

Alterations to fenestration

- 3.10 The proposal also includes alterations to the front fenestration of the building. The proposed glazed panel would replace existing windows abutting the chimney and it would extend from the lower ground floor level up to the first floor. The window panel includes timber screens at all levels, with exposed beams which emphasise the position of the internal levels and maintains the dynamic of the projecting and recessed elements on the front elevation. The proposed window replacement with thinner frames is considered to bring a contemporary appearance and is considered acceptable. Furthermore, the proposed new windows and door to the eastern and western elevations are considered to preserve the character and appearance of these sides of the host building.
- 3.11 The resulting composition created by the proposed extensions and alterations, are considered proportionate to the building being extended, responding positively to the architectural character and design of the host building. A condition would be added to secure details of all new windows and facing materials (including bricks and terracotta tiles).
- 3.12 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. As such, the proposals would fit in within the varied and eclectic character of the conservation area and it is considered to enhance the design and appearance of the host building, neighbouring ones and wider conservation area.

4. Impact on the amenity of neighbouring occupiers

- 4.1 Policy A1 of Camden Local Plan 2017 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity. The policy expects that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be designed to protect the privacy of both new and existing dwellings to a reasonable degree and that the Council will aim to

minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.

- 4.2 The revised roof extension has diminished the terrace area significantly from the first submission, preventing harmful overlooking to the neighbouring amenity. As such, the front and rear terraces would be 7sqm each, and are cut through the proposed roof shape, surrounded on both sides by timber walls. The overall roof extension and terraces, due to their position and projection are considered to not cause significant harm to the amenity of nos. 1, 2, 4, 5 Fitzroy Close in terms of loss light, outlook or loss of privacy.
- 4.3 The bulk, scale and detailed design of the proposed first floor extension has considered the possible impact on the amenity of the neighbouring occupiers at no. 5 Fitzroy Close, being set back from the upper ground projection. Due to position of the buildings in this Close and sun orientation, the distance of 5m between the side eastern elevation of the application site and adjacent building at no. 5, it is considered that no significant harm in terms of loss of light would be caused to the amenity of the neighbouring occupiers. The set back and distance between buildings would prevent harmful loss of outlook or privacy. The proposed windows on the eastern elevation would be obscure glazed.
- 4.4 The proposed lower ground floor extension, due to its bulk, scale and detailed design would not cause significant harm to the amenity of the neighbouring occupiers.

5. Transport

- 5.1 The development is ancillary to the existing residential dwelling and therefore the requirements of policies T1 and T2 would not apply in this instance.
- 5.2 Transport officers have assessed the proposed development and considered that due to its small scale, there would be no Construction Management Plan required.

6. Recommendation

- 6.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9th July 2018, 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'.

Application ref: 2018/1699/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 4 July 2018

Development Management
Regeneration and Planning
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Town Hall
Judd Street
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Shog Studio
80a Beversbrook Road
London
N19 4QH

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Fitzroy Close
London
N6 6JT

DECISION

Proposal:

Various alterations to front elevation to include extension of garage at lower ground, first floor front extension, insertion of window panels with timber screens to replace existing windows, replacement of window with door on western elevation at lower ground floor level, installation of two windows at first floor on eastern elevation, and roof extension with terraces to front and rear elevations, all to dwelling (Class C3).

Drawing Nos: Site location plan; MB-SURV-FC-FE-001 Rev 01; MB-SURV-FC-FF-001 Rev 01; MB-SURV-FC-GF-001 Rev 01; MB-SURV-FC-LGF-001 Rev 01; MB-SURV-FC-LSE-001 Rev 01; MB-SURV-FC-RE-001 Rev 01; MB-SURV-FC-RSE-001 Rev 01; MB-SURV-FC-RP-001 Rev 01; MB-SURV-FC-SCA-001 Rev 01; MB-SURV-FC-SCB-001 Rev 01; 02-02-001; 02-03-001-A; 02-03-003-A; 02-03-004-A; 02-03-005-A; 02-04-001-A; 02-05-001-A; 02-05-002-A; Planning amendments dated May 2018.

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).

- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

Site location plan; MB-SURV-FC-FE-001 Rev 01; MB-SURV-FC-FF-001 Rev 01; MB-SURV-FC-GF-001 Rev 01; MB-SURV-FC-LGF-001 Rev 01; MB-SURV-FC-LSE-001 Rev 01; MB-SURV-FC-RE-001 Rev 01; MB-SURV-FC-RSE-001 Rev 01; MB-SURV-FC-RP-001 Rev 01; MB-SURV-FC-SCA-001 Rev 01; MB-SURV-FC-SCB-001 Rev 01; 02-02-001; 02-03-001-A; 02-03-003-A; 02-03-004-A; 02-03-005-A; 02-04-001-A; 02-05-001-A; 02-05-002-A; Planning amendments dated May 2018.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:20 of all new windows (including jambs, head and cill);
- b) Manufacturer's specification details of all facing materials;
- c) Sample of the proposed bricks and terracotta tiles.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to occupation, the new first floor windows on the eastern elevation shall be obscure glazed to a height of 1.7m above floor level and fixed shut. The windows shall thereafter be permanently retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, full details in respect of the living roof above the lower ground floor front extension, as indicated on the approved proposed ground floor plan, shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 This proposal is liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION