

Second and Third Floor Flat, 146 Fellows Road (2018/4501/P)

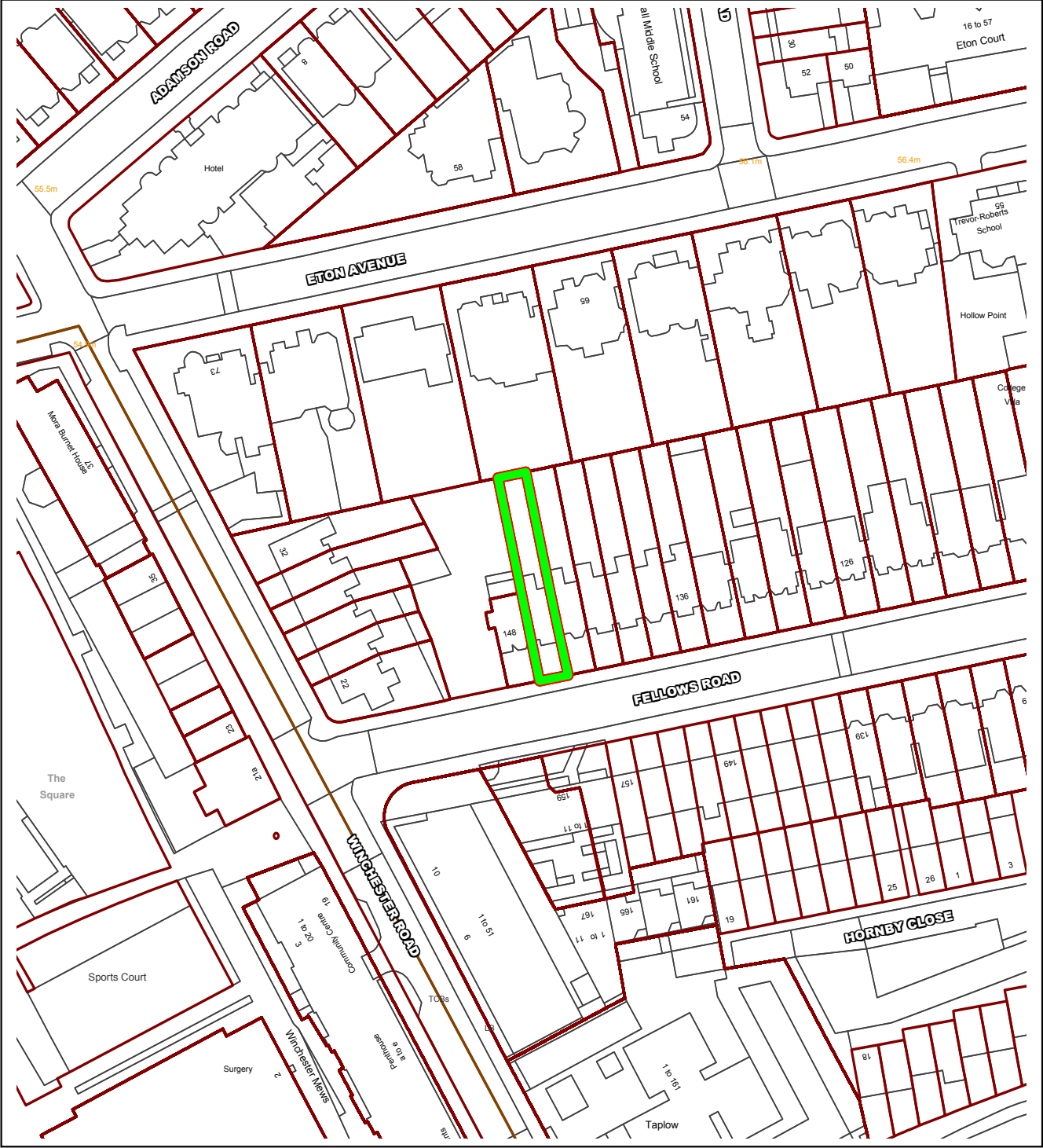




Photo 1 (above): Existing north-eastern rear dormer window



Photo 2 (above): Existing north-western rear dormer adjacent to party wall and above third floor roof terrace



Photo 3 (above): Distance between existing rear dormers and view of height and depth of north-eastern rear dormer window



Photo 4 (above): Existing rear dormer at adjacent neighbour No. 148 Fellows Road looking west



Photo 5 (above): Existing rear dormer at adjacent neighbour No. 144 Fellows Road and view of existing rear dormers to east



Photo 6 (above): Distance between existing north-eastern dormer window and existing dormer at adjacent neighbour No. 144 to the east

Delegated Report		Analysis sheet		Expiry Date:	24/12/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	02/12/2018
Officer			Application Number(s)		
Charlotte Meynell			2018/4501/P		
Application Address			Drawing Numbers		
Second and Third Floor Flat 146 Fellows Road London NW3 3JH			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of 2 x existing rear dormer windows with 1 x rear dormer and 1 x rear roof light; installation of 1 x roof light to main flat roof.					
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	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 02/11/2018 and expired on 26/11/2018. A press notice was advertised on 08/11/2018 and expired on 02/12/2018.</p> <p>No responses have been received from neighbours.</p>			
Belsize CAAC:	<p>The Belsize CAAC have objected on the following grounds:</p> <ul style="list-style-type: none"> • Object to bulk and scale of proposed new dormer window. • Object to design of new access door and its proximity to roof party wall. <p>Officer response: See paragraphs 3.1-3.8 of the report.</p>			
Belsize Residents Association:	<p>The Belsize Residents Association have objected on the following grounds:</p> <ul style="list-style-type: none"> • The applicant refers to existing precedent in the area but no evidence is submitted. There is also no indication of the context, either in drawings or photos which makes it impossible to determine suitability of the proposal for the conservation area. There is no information about the proposed materials for the dormer nor the distance from the top of new dormer to the top of the main roof. Until such time that full details of context, materials and dimensions are submitted, this application should be refused. <p>Officer response: See paragraphs 3.1-3.8 of the report.</p>			
Site Description				
<p>The application site is a four-storey mid-terrace building with habitable roof space on the northern side of Fellows Road. The host building has been divided into flats. This application relates to the flat at the rear of the second floor and the entire third floor level only, which was originally three HMO units and is currently in the process of being amalgamated into 1x 2-bed flat following the granting of planning permission (application ref. 2016/1656/P - see Relevant History section below).</p> <p>The property is not listed but is located within the Belsize Conservation Area and is identified in the Belsize Conservation Statement as making a positive contribution to its character and appearance.</p>				
Relevant History				
<p>146 Fellows Road – Flats L, M & N 2016/1656/P – Change of use from 3 HMO units to one 2 x bedroom self contained flat (retrospective), associated creation of a rear third floor terrace and installation of 1 rooflight to rear roofsope and 3 rooflights to flat central roof pitch. Planning permission granted 31/08/2016</p>				

2009/2543/P – Conversion of part first floor and second floor levels from HMO (House of Multiple Occupation) to three self-contained studio units (Class C3) including erection two storey side extension to rear addition of building, and third floor roof extension. **Planning permission refused 29/07/2009 21/11/1990.**

Flat 4, 144 Fellows Road (Neighbouring property)

2017/2890/P – Replacement of existing openable roof hatch with openable roof light and two additional openable rooflights in association with the top floor flat. **Planning permission granted 17/07/2017**

2016/5680/P – Alterations to rear roof associated with installing an access door to existing terrace. **Planning permission granted 16/12/2016**

Flat 4, 140 Fellows Road (Neighbouring property)

2013/2424/P – Replacement of two existing rear dormer windows with single dormer and installation of new balustrades, door and window to roof terrace of flat (Class C3). **Planning permission granted 24/06/2013**

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Amenity (2011; updated 2018)

CPG1 Design (2015; updated 2018)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Replacement of 2x existing rear dormer windows with 1x new dormer window measuring 3.0m in width, 2.4m in depth and 2.0m in height. The new dormer window would be set up from the eaves by 0.65m and set down from the roof ridge by 0.5m. The existing north-eastern dormer window measures 1.4m in width, 3.1m in depth and 2.0m in height, and the existing north-western dormer measures 2.0m in width, 3.1m in depth and 2.8m in height. Both existing dormers extend in line with the roof ridge.
- Installation of 1 x rear roof light to facilitate access to the existing third floor roof terrace.
- Installation of 1 x new conservation style rooflight into the main flat roof.

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 wider Belsize Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance. Camden's Local Plan policies are supported by CPG1 (Design) and the Belsize Conservation Area Statement.
- 3.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013 ("the Listed Buildings Act") requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area. As such, there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and a proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 3.3 With regards to the roof alterations, CPG1 (Design) states that such works are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings.
- 3.4 Large dormer windows are an established feature of the rear roof slopes of the neighbouring properties, including at the adjacent neighbouring properties Nos. 144 and 148. The 2x existing rear dormer windows at the host property are non-original and extend in line with the roof ridge. The dormer above the existing third floor roof terrace incorporates aluminium framed sliding doors and extends in line with the eaves, to facilitate access onto the roof terrace. The existing dormers are therefore not considered to be sympathetic to the host building in terms of their size, positioning and detailed design. The proposed replacement dormer would not exceed the total width of the existing dormer windows and would be situated in the centre of the roof, set down from the roof ridge by 0.2m and set up from the eaves by 0.3m. As such, the replacement dormer is not considered to be an overly bulky addition, and overall it is considered that it would improve the appearance of the rear roof slope.
- 3.5 The dormer would be lead clad and would incorporate two white painted timber framed windows to match the design and materials of the lower floor windows. Within this context, the proposed dormer window is considered consistent in terms of detailed design, size and scale with existing alterations on this side of Fellows Road.
- 3.6 In order to facilitate continued access onto the existing third floor rear roof terrace following the removal of the existing dormer with sliding door, an openable non-traditional style roof light is proposed to be inserted into the rear roof slope at the same location. Whilst the proposed roof light would cut through the rear roof slope, it would not be visible in public views which limits the harm of the proposal. It is considered that the proposed roof light would be a subordinate addition to the building in terms of size and scale and is considered to be less harmful to the character and appearance of the host building and the wider Belsize Conservation Area than the existing rear

dormer and full height access door. As such, the rear roof light is considered to be acceptable in this instance.

3.7 The roof light proposed to be inserted into the flat part of the main roof would be flush timber framed conservation style roof light and is considered acceptable in terms of its size and positioning on the roof slope.

3.8 By virtue of their form, scale, detailing and proportions, the proposed dormer and roof lights would be sympathetic to the host building. The proposals would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Belsize Conservation Area.

4.0 Amenity

4.1 Policy A1 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes overlooking, outlook, noise, daylight and sunlight.

4.2 The positioning of the proposed rear dormer and rear roof light on the roof slope and the presence of the existing rear dormer windows would ensure that the proposal would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

5.0 Conclusion

5.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

5.2 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 10th December 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: 2018/4501/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 3 December 2018

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Second and Third Floor Flat
146 Fellows Road
London
NW3 3JH

DECISION

Proposal: Replacement of 2 x existing rear dormer windows with 1 x rear dormer and 1 x rear roof light; installation of 1 x roof light to main flat roof.

Drawing Nos: E_001_2nd & 3rd Floor Plans Rev. C; E_002_Existing Roof Plan Rev. C; E_003_Existing Front & Rear; E_004_Existing Section Rev. B; P_001_2nd & 3rd Floors Rev. C; P_002_Roof Level Rev. D; P_003_Front & Rear Rev. A; P_004_Proposed Section Rev. B; Design and Access Statement Rev. B (prepared by TR Studio, dated 05/11/2018); Site Location Plan.

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 policies 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 E_001_2nd & 3rd Floor Plans Rev. C; E_002_Existing Roof Plan Rev. C; E_003_Existing Front & Rear; E_004_Existing Section Rev. B; P_001_2nd & 3rd Floors Rev. C; P_002_Roof Level Rev. D; P_003_Front & Rear Rev. A; P_004_Proposed Section Rev. B; Design and Access Statement Rev. B (prepared by TR Studio, dated 05/11/2018); Site Location Plan.

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

DRAFT

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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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