

Delegated Report		Analysis sheet	Expiry Date:	03/08/2018
		N/A / attached	Consultation Expiry Date:	08/07/2018
Officer			Application Number(s)	
Leela Muthoora			2018/1922/P	
Application Address			Drawing Numbers	
42 Kingstown Street London NW1 8JP			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension and reconfiguration of windows to Kingstown Street (side) elevation.				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	A site notice was displayed between 13/06/2018 and 07/07/2018. A press notice was published in the local newspaper on 14/06/2018. No responses have been received from neighbours.					
Primrose Hill CAAC response:	Primrose Hill Conservation Area Advisory Committee have objected to the application, as follows: We object strongly to the further loss of garden space at this property. Looking at the original configuration of the rear of the property it is clear that the existing rear addition and the extension to that now proposed would together mean that the original garden space would be reduced by over 50%. The extent of the proposed extension would cumulatively ‘adversely affect the character of the building or the Conservation Area’, contrary to local policy guidance in the Primrose Hill CA Statement PH26. We also note Camden Local Plan 2017 Policy A2 with text at 6.37 which states ‘We will resist development that occupies an excessive part of the garden’, and NPPF para 74. Officer response: see section 2.6					

Site Description

The application site is a three-storey plus lower ground floor building situated on the eastern side of Fitzroy Road, which forms a semi-detached pair with 55 Fitzroy Road at the junction with Kingstown Street. The building is not listed but 57 Fitzroy Road (the part of the building which faces onto Fitzroy Road) has been identified as making a positive contribution to the Primrose Hill Conservation Area in which it is located. The building has been converted into a flat and maisonette and the application relates to the lower ground floor flat which forms 42 Kingstown Street.

An Article 4 direction dated 3 March 1983 has removed permitted development rights restricting extension, hard standing, boundary, access to highway, painting of brickwork for numbers 55 and 57 Fitzroy Road.

Relevant History

57 Fitzroy Road

TP66329/22557 - To erect a single-storey garage on the site at the rear of No. 57. **Granted 16/05/1958**

TP66329/16873 - The erection of a studio house on the site to the rear of No. 57. **Granted Feb 1956**

1611 - Addition of two bedrooms and a store room. **Granted 17/03/1966**

13886 - Erection of single storey rear extension, in order to enlarge 2 existing rooms incorporating use of roof space as balcony at 57. **Granted 07/09/1972**

PL/8802327 - Alterations to side boundary wall including the repositioning of an entrance doorway together with the erection of a spiral staircase to the existing first floor rear balcony. **Granted 02/12/1988**

PE9800234R2 - Change of use of existing self-contained maisonette at lower ground and ground floor levels to form a self-contained flat at each of ground and lower ground floor levels. **Granted 29/06/1998**

PEX0100265 - Erection of railings around side/rear flat roof area at third floor level and insertion of a door in place of existing window, to create roof terrace. **Refused 10/07/2001**

Reasons for refusal

The proposed roof terrace would be likely to result in unreasonable overlooking of neighbouring properties to the detriment of the amenities of the occupiers of those properties and is contrary to Policy EN19 of the London Borough of Camden Unitary Development Plan 2000.

The proposed roof terrace would have a detrimental effect on the appearance of the building and on the conservation area and is therefore contrary to Council Policy EN31 of the London Borough of Camden Unitary Development Plan 2000.

2004/1701/P - Ground Floor Flat - Replacement of 2 windows with timber framed casements; provision of window to replace existing door to rear; erection of extension to rear balcony and provision of hardwood railings to replace existing metal ones. **Granted 07/06/2004**

42 Kingstown Street

2004/0298/P - Alterations to rear elevation to provide folding/sliding doors new side access entrance door with lobby area; replacement of existing windows to flank elevation with new fixed double glazed panels and opening casement for means of access. **Granted 05/03/2004**

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

London Borough of Camden Local Plan (2017)

A1 (Managing the impact of development)

A2 (Open Space)

A3 (Biodiversity)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance

CPG Design (2018)

CPG Altering and extending your home (2018)

CPG Amenity (2018)

Primrose Hill Conservation Area Statement (2000)

Assessment

1. Proposed Development

This application seeks planning permission for the erection of a single storey rear extension and reconfiguration of the windows on the Kingstown Street elevation. The details are as follows:

1.1 Size: The proposed single storey rear extension would be 3.2m in height and would be a full width extension measuring 7m between the boundary wall with number 55 Fitzroy Road and the boundary wall to Kingstown Street. It would extend beyond the existing extension's rear building line by an additional 3m resulting in a total of 6.5m in depth from the rear building line of the original house as existing at upper floor levels and at the neighbouring building line of no. 55. The roof of the existing extension is in use as a roof terrace enclosed by balustrading which extends 3m from the rear building line of the upper floors. Access to this terrace is from the maisonette which is arranged over the upper floors only and does not form part of this application.

1.2 Materials: The extension would consist of London Stock brick to match existing. The roof of the proposed extension beyond the existing building line and existing terrace would be clad in zinc with two roof lights measuring 3.1m x 1.8m and 1.8m x 1.8m. The proposed rear elevation would provide access to the garden by three polyester powder coated aluminium framed glazed doors. This elevation includes a fixed glazed panel and a frameless glazed square bay/oriel window.

Revisions: The roof was initially proposed as 'astroturf' and officer advice was to amend this to a green/brown roof and then revised to zinc cladding with roof lights.

1.3 Fenestration: The alterations to fenestration on the Kingstown Street elevation would be a replacement full height timber door with glazed side panel to the main entrance to the property and replacement timber windows from four fixed obscure glazed windows of varying sizes to four windows, with two pairs of matching sizes windows.

2. Planning Considerations

The key considerations in the assessment of this application are the impact of the development on the host building and the Conservation Area, and the impact on the amenity of neighbouring properties, summarised as follows:

a) Design

b) Residential Amenity

2. Design

2.1 Numbers 55 and 57 form a pair of buildings which are separated from the rest of the terrace that form numbers 41-49 on the eastern side of Fitzroy Road. They have a larger footprint to the rest of the terrace and are set back approximately 5m from the front building line of 41-49. The footprint of the buildings are in line with the rear closet wings of 41-49. The gardens of no. 55 and 57 are also deeper than the gardens of 41-49 and form a boundary with no. 34 Kingstown Street to the rear of the site, which itself was a later addition within the corner plot to the rear of the site abutting the Primrose Hill Studios. As such it is considered that the semi-detached pair of nos. 55 and 57 Fitzroy Road form their own group.

2.2 In order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites. It is considered in this instance that the scale of the extension would not be subordinate to the host building in terms of form, scale and proportions. Primrose Hill Conservation Area Statement (PHCAS) state that extensions should be in harmony with the original form and character of the house and historic pattern of extensions within the terrace. The rear elevations of the terrace predominantly retain the original 2 storey rear projections, there are a variety of rear additions at ground floor level, as well as first floor and roof additions, however all other ground floor rear additions are in line with the rear building line of the original closet wings, retaining a uniformity to the rear elevations of the terrace. The site's existing extension already projects beyond this rear building line, due to the deeper footprint and set back of the pair, the proposed extension would be equal to the depth of the gardens at no. 41-49 and form a termination to the terrace that would alter the balance of this group of properties. The proposed extension would not be subordinate to the host property, respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space and would be contrary to policies D1 Design and D2 Heritage.

2.3 The Primrose Hill CAS states that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or Conservation Area. CPG also states the width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites. Whilst the scale of the original house and the size of the site allows for some development, it is considered that the existing full width rear extension is the maximum that would be considered subordinate to the original building. The extension approved in 1972 was set back from the boundary and through subsequent approvals has extended to the boundary. In order to enable the proposed development, the boundary wall to Kingstown Street would involve an increased height of 0.5m in height and 3m in length to the side boundary wall on Kingstown Street, which currently steps down with the gradient of the road. Due to the fall in levels on Kingstown Street, the angle of the boundary as well as the height and bulk, the proposed rear elevation would have increased visibility in the public realm from Kingstown Street, than the existing extension. The host building sits further back in its pair than the rest of the terrace which exacerbates this impact and the proposed height and bulk is considered to have a detrimental impact on the character and appearance of the Primrose Hill Conservation Area.

2.4 The proposed rear extension at lower ground floor level would be contemporary in design and predominantly glazed. Camden Planning Guidance states that it may be acceptable for extensions to be more distinct from the original building. The materials of London Stock brick would be sympathetic to the existing building and whilst powder coated aluminium doors can be considered a high quality material and in this location they would be visible from the public realm as described in 2.3 and would not respect and preserve the existing architectural features, period and style of the building and compromise the special character of the surrounding conservation area.

2.5 The fenestration alterations to the side elevation facing the Kingstown Street would replace and enlarge the existing window arrangement to match each other in symmetrical pairs of the same size, shape, materials and glazing pattern. Whilst they would not match the architectural period of the building, they would reconfigure the existing irregular arrangement of windows to reintroduce some

uniformity at this level. They would be obscure glazed and fixed so there would be no impact of overlooking at street level.

2.6 Policy A2 Open Space and Policy A3 Biodiversity both state that the Council will, among other things will seek to protect gardens, and will resist development that occupies an excessive part of the garden. Previous extensions, including the addition of a garage has reduced the garden from 93sqm to 66sqm and the proposal would reduce it by 22sqm to 44sqm. The proposal would result in a reduction in the gardens' overall size to 47% of the original garden. This would not be considered a reasonably sized garden space for a property of the proposed size, and in particular to the host building, notwithstanding that it has been subdivided.

2.7 Policy A2 also states that 'gaps between buildings and even small, sometimes isolated pockets of amenity space, can be vital in supporting the notion of openness, provide visual interest, soften the built environment and contribute to wellbeing. These views may also help to define the significance of heritage assets.' Due to the location and orientation of the site it currently provides an open character as greenery can be viewed through the gap between the buildings from Kingstown Street, Fitzroy Road and Primrose Hill Studios. The proposal would reduce the distance between buildings and result in detracting from the openness and increasing the sense of enclosure contrary to policy. The proposal would result in an overdevelopment of the site, contrary to policies A2 (Open Space) and A3 (Biodiversity).

2.8 The Council's tree protection officer considers the tree protection details and arboricultural method statement for the Lime tree located towards the rear of the site demonstrate that it would be adequately protected during the implementation of the scheme.

3. Residential Amenity

3.1 Sunlight and daylight: The rear of the properties of the terrace are south-east facing, the extension would be to the south of no. 55 Fitzroy Road and would project above the existing boundary wall by 0.7m and 1.4m resulting in an extension of 6.2m to the boundary of no. 55. Due to the site layout, the orientation of the site and the proximity of the nearest neighbouring window at lower ground floor level, it is considered that harm would be caused to the neighbours living conditions. Using the 45 degree approach, the proposal sits within 45 degrees on plan but does not on elevation. However, due to the unfavourable angle, it would not be perpendicular to the rear building line, and therefore the development is likely to cause reduced levels of daylight and sunlight entering this window.

3.2 Outlook: The extension would be visible from both public and private vantage points. The main private view would be from the house to the rear of the property and No 55 Fitzroy Road. The distance of the existing rear elevation to rear elevation of 34 Kingstown Street is approximately 20m. The nearest neighbouring windows to 34 Kingstown Street are situated at the upper floor level and there is existing soft landscaping, in the form of trees and shrubs act as privacy screens in the existing arrangement that screens the existing extension which would remain. The proposal is not considered to have negatively affect the outlook from 34 Kingstown Street any greater than already exists. However, due to the unfavourable angle with no. 55 Fitzroy Road, in that it is not perpendicular to the rear building line, the sense of enclosure that may occur in their garden would be greater than might otherwise be the case if the boundary line was straight rather than angled.

3.3 Due to its size, location and height against the surrounding boundary walls, the proposed extension is considered to harm the amenity and living conditions of adjoining residential occupiers in terms of loss of light and sense of enclosure.

4. Conclusion

4.1 The proposed extension, by virtue of its height, bulk and mass, would fail to be subordinate to the host building and be out of character for a group of buildings that are largely unaltered at the rear. As such the proposal would be harmful to the character and appearance of the host building, group of

buildings of which it forms a part and the wider conservation area contrary to policies D1 (Design) and D2 (Heritage) of London Borough of Camden Local Plan 2017.

4.2 The proposed extension by reason of the resulting loss of garden space would result in overdevelopment of the site and would be contrary to policies D1 (Design), D2 (Heritage), A2 (Open Space) and A3 (Biodiversity) of London Borough of Camden Local Plan 2017.

4.3 The proposed development, by reason of its loss of light and sense of enclosure, would result in harm to the living conditions of the occupants of the neighbouring property, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Recommendation: Refuse planning permission