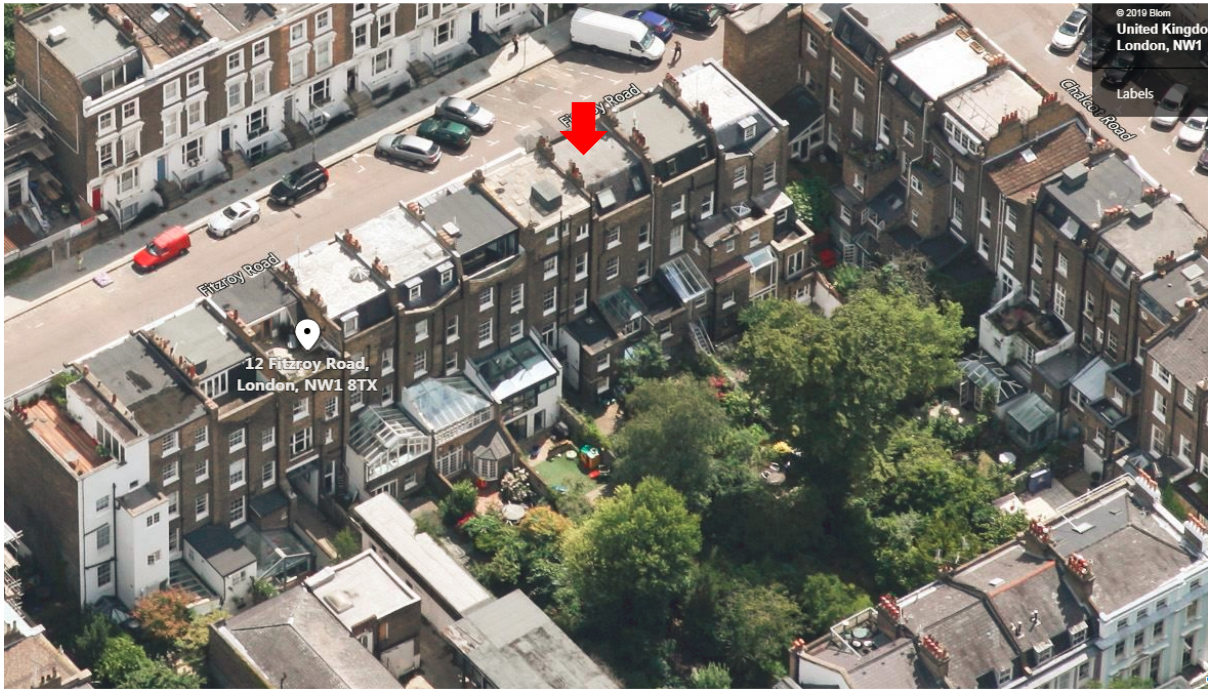


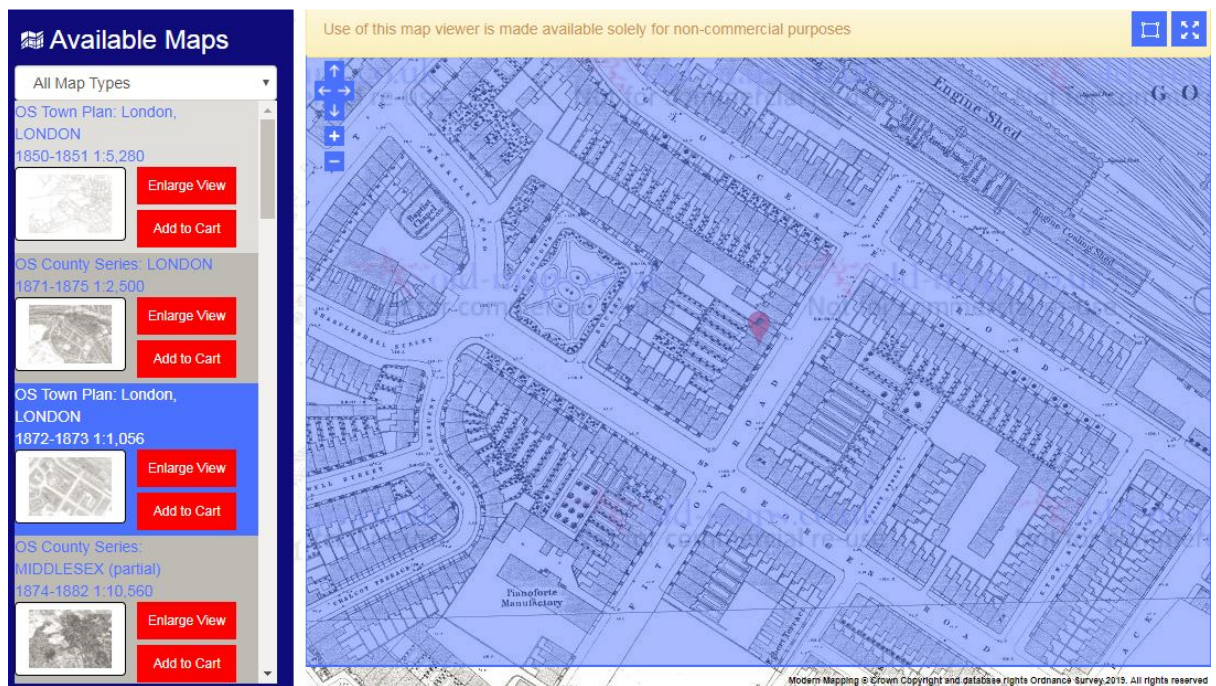
2019/1133/P  
20 Fitzroy Road, NW1 8TX



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1. Aerial view towards the rear of the application site and the terraced row it sits within.



2. Historic plan 1963, showing the staggered rear elevations within the terrace row.



3. View on rear of Fitzroy Road



4. Rear elevation of the application site.



5. View towards side wall of no. 24, continuing to nos. 26, 28 Fitzroy Road.



6. View towards nos. 22 and 24 Fitzroy Road.  
Note trellis and elevated staircase to the ground floor level.



7. View towards the rear of the terraced row on Chalcot Square.



8. View towards the rear garden of the application site.

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>26/04/2019</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>09/04/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Nora-Andreea Constantinescu			2019/1133/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat A 20 Fitzroy Road London NW1 8TX			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of single storey rear glazed extension to the lower ground floor flat (Class C3).				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	Site notices Press notice	<b>15/03/19-08/04/19</b>	No. of responses	<b>1</b>	No. of objections	<b>1</b>
<b>Summary of consultation responses:</b>	<p>The neighbouring occupier at no. 25 Chalcot Road has objected to the proposed development on the following grounds:</p> <ul style="list-style-type: none"> <li>- The rear boundaries of Fitzroy Road are aligned and this proposal if allowed will create a precedent.</li> </ul> <p><i>Officer response:</i></p> <ul style="list-style-type: none"> <li>- <i>The rear elevations of the properties within the terraced row vary in terms of sizes, projections, heights and detailed design. The proposed extension would be only at lower ground floor level, and would not set an unwelcome precedent. See paras 3.2 – 3.7</i></li> </ul>					
<b>Primrose Hill CAAC</b>	<p><u>CAAC</u> has objected to the proposed development:</p> <ul style="list-style-type: none"> <li>- Proposed extension beyond the original and largely surviving rear building line;</li> <li>- The building line is set by the existing and original back additions;</li> <li>- Proposal against policy guidance PH27 of Primrose Hill CA statement;</li> <li>- Full width extension beyond the rear building line would be substantially out of harmony with the original and surviving form of the house;</li> <li>- Concerns that the proposal will create a precedent.</li> </ul> <p><i>Officer response:</i></p> <ul style="list-style-type: none"> <li>- <i>The existing rear building line varies significantly in depth at different levels along the terrace row, with three properties projecting beyond the furthest line of the original staggered rear elevation. See para 3.3</i></li> <li>- <i>The original staggered element of the host building would be retained at upper levels. See paras 3.3-3.7</i></li> <li>- <i>Given the site circumstances and the proposal projecting only at lower ground floor level, this would align with PH27 guidance. See paras. 3.3-3.7</i></li> <li>- <i>As above, the building line varies and it is not as coherent as suggested. The proposal would fit in with this character. See paras. 3.3-3.7</i></li> <li>- <i>Due to the current circumstances and proposed extension being only at lower ground floor level, glazed and subordinate in size and appearance, it is considered acceptable in this instance. See paras. 3.3-3.7</i></li> </ul>					

## Site Description

The application site comprises a 5 storey mid terrace building, including lower ground floor and mansard levels. The site lies in Primrose Hill Conservation Area and is considered to make a positive contribution to it along with the rest of the neighbouring terraced properties.

The building has been extended previously with a single storey glazed infill extension adjacent to the outriggers. The site benefits from a large landscaped garden which provides amenity space for the ground floor flat.

## Relevant History

No relevant planning history at the application site.

Other relevant permissions within the terrace row:

**2014/3476/P** - 14 Fitzroy Road - Erection of 2 storey rear extension, replacing existing 2 storey rear extension located at lower ground floor level and associated fenestration alterations within front lightwell. – **Granted 11/08/2014**

**2003/0875/P** - 24 Fitzroy Road - The continued use of the property as a single-family dwellinghouse, and the erection of replacement extensions at the rear at basement, ground, first and second floors, and a mansard roof extension. – **Granted 08/12/2003**

## Relevant policies

### National Planning Policy Framework (2019)

#### 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

Design CPG 2019

Amenity CPG 2018

Altering and extending your home CPG 2019

#### Primrose Hill Conservation Area Statement 2001



### 1. Proposal

- 1.1 Planning permission is sought for a single storey rear extension in relation to the flat occupying the lower ground floor level.
- 1.2 The proposed extension would extend along the 5m full width of the host building, and to the rear by 2-3m in depth as measured from the rear walls of the original staggered rear elevation of the host building. It would have a sloping roof with a maximum height of 2.75m with a 2.35m eaves height.
- 1.3 The proposed extension would be mainly glazed with thin metal frames, painted dark grey, and side brickwork nibs to match existing building and brick boundary walls. The extension would retain the integrity of the rear and side walls of the original two-storey structure.
- 1.4 The existing brick boundary walls on both sides of the building have a 2m in height, and the one along the boundary with no. 22 has a trellis on top up to 2.7m. The brick walls would be increased in height only across the depth of the proposed extension, up to 2.85m adjacent to the main building and 2.55m at eaves height.

### 2. Considerations

- 2.1 The main issues for consideration are:
  - Design and heritage
  - Impact on the neighbouring amenity

## Assessment

### 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 within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.
- 3.2 With reference to the rear extensions, CPG 'Altering and extending your home' states that they should be designed to be secondary to the building being extended, in terms of location, form, scale and proportions, dimensions and detailing; they should respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve the historic pattern and established townscape of the surrounding area, including ratio of built to unbuilt space; not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing and sense of enclosure; allow for the retention of a reasonable sized garden.
- 3.3 Historic plans show that the terraced row, of which the application site is part, has been built around 1800s with a staggered rear elevation comprised by a two-storey outrigger of 3.5m deep and another two storey structure set back by 1m from the outrigger rear wall. The rhythm of the rear elevations has been changed through time with structures of various forms and heights, mainly with full width glazed extensions over two floors (nos. 6, 12, 14,

16) or three storey staggered extensions (nos. 24, 22). Generally, the two storey extensions within the row project modestly into the rear gardens beyond the original rear walls, with the furthest ones at no. 14 projecting by 1m beyond and similarly at nos. 22 and 24. The rear of the application site is surrounded to the west, south-west and northern sides by the terraced rows along Chalcot Road and Chalcot Square. The properties within these terraced rows have also a very varied and characterful rear elevations, given by the diversity in sizes, projections, materials and detailed design, which are now part of Primrose Hill Conservation Area.

- 3.4 It is noted that Primrose Hill Conservation Area statement includes as guidelines for rear extensions, (PH27) that *“they should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances”*.
- 3.5 When considering the pattern of development along the terrace row the application site is part of, it is noted that the majority of two storey full width extensions do not make reference to the original staggered rear elevations through their detailed design and appearance, projecting full width over two floors. The proposed extension would have glazed roof and large metal retractable doors, which open into the rear garden, and brick nibs on both sides attached to the side boundary walls. When seen from the rear the proposed extension would respect the existing windows positions above allowing sufficient comfort below them. Internally the proposal would retain the walls of the original rear structure, which is welcomed. As such, the proposed extension due to its glazed design and modest projection, would contrast with the solidity of the main building, and emphasise and preserve its staggered nature and character which extends at the upper floors. In order to ensure the quality and slim appearance of the metal frames, details of these would be secured by condition.
- 3.6 The application site has a long landscaped garden, of 19.6m deep; with the proposed extension, a depth of 17.6m would remain, allowing retention of a reasonable sized garden. The proposed extension would extend only at the lower ground floor level, with a single sloped roof. Due to the topography of the area, the rear garden sits at a higher level than the land adjacent to the rear wall of the main building, allowing clear views to and from neighbouring gardens towards the rear of the site. As the boundary walls are proposed to be raised in height, the proposed extension would appear subordinate and not visible from any public vantage point.
- 3.7 Given the topography of the site, the size, projection and totally glazed design of the proposed lower ground floor rear extension, it is considered that it would result in a secondary and modest addition to the host building, preserving its original proportions, character and architectural period and style, and would allow the retention of an amply sized garden. For the reasons highlighted above, it is considered that in this instance, the extension’s projection beyond the existing rear wall of the original structure would not harm the harmony and integrity of the rear elevations of the terraced row, being in line with policy PH27 of Primrose Hill Conservation Area Statement, without setting an unwelcome precedent.
- 3.8 The proposal is considered to preserve the character and appearance of the conservation area. 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.

#### **4. Impact on the neighbouring amenity**

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are privacy, outlook, daylight, sunlight and noise.
- 4.2 The proposed extension and boundary wall would extend by 2m beyond the adjoining rear extensions on either side and by 0.35m in height above the existing boundary wall at the eaves level. Given this minimal increase in height and the setback nature of adjoining windows, this projection would not cause any material harm to neighbouring amenity in terms of loss of light, outlook, or privacy.
- 4.3 It is noted that the proposed extension is predominantly glazed which may cause some lightspill during the evening hours; however its small projection and setback nature in relation to most neighbouring upper floor windows, it is unlikely to create any harmful light pollution to the neighbouring occupiers.

#### **5. Recommendation**

- 5.1 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 10th June 2019, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/1133/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 4 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Paul Way RIBA Architect  
27 Rheidol Mews  
Islington  
London  
N1 8NU

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**20 Fitzroy Road**  
**London**  
**NW1 8TX**

# DECISION

Proposal:

Erection of single storey rear glazed extension to the lower ground floor flat (Class C3).

Drawing Nos: Site location plan; PW-20AFR-1A; PW-20AFR-2A; PW-20AFR-3A; PW-20AFR-4A; Design and Access Statement; Photos.

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 Before the relevant part of the work is begun, detailed drawings at scale 1:20 and manufacturer specifications of the rear extension metal frames shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans- Site location plan; PW-20AFR-1A; PW-20AFR-2A; PW-20AFR-3A; PW-20AFR-4A; Design and Access Statement; Photos.

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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

**DRAFT**

**DECISION**