

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/10/2019</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>13/10/2019</b>
<b>Officer</b>		<b>Application Number(s)</b>	
Obote Hope		2019/4080/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
Flat 1st Floor 45 Fitzroy Road London NW1 8TP		See Draft Decision Notice	
<b>Proposal(s)</b>			
Erection of first floor rear extension			
<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>			No. of responses	0	No. of objections	0
<b>Summary of consultation responses:</b>	<p>A site notice was erected adjacent to the site on 18/09/2019 and a press advert was placed in the local newspaper on the 19/09/2019. The consultation period expired on the 13/10/2019.</p> <p>No responses were received.</p>					
<b>Primrose Hill CAAC:</b>	<p>Object to both the proposed ground floor terrace and the 1st floor extension. The terrace is simply an incongruous addition that is not attractive or appropriate, no privacy screen is proposed, the external staircase to provide access to the ground floor flat roof that would fail to preserve or enhance the hose building and would add to visual clutter.</p> <p>There is structural omissions from the drawings, requires confirmation that no steel beams or columns. The rear window is excessive and would prefer the extension to replicate the existing single window in size and alignment.</p> <p><b>Officer Response:</b>  <i>There is no requirement for a scheme of this size to submit structural drawings. The proposed terrace with associated staircase has been omitted from the scheme and the overall design including the fenestration treatment would replicate the existing sash design. Please see Officer's Report for further discussion.</i></p>					

## Site Description

The application relates to a lower ground floor and ground floor duplex flat located on the eastern side of Fitzroy Road. The building is located within the Primrose Hill Conservation Area and is identified as a building that makes a positive contribution to the conservation area. It is not a listed building.

Located at the rear of the site are the Primrose Hill Studios which are Grade II listed. Access to these studios is through a path with its entrance located between No. 39 and No. 41 Fitzroy Road.

All five buildings in the terrace of which No. 45 Fitzroy Road forms part, feature rear extensions.

## Relevant History

### No. 45 Fitzroy Road:

2018/5633/P - Erection of rear extension at lower ground and upper ground levels to duplex flat. Granted planning permission on 13/02/2019

2018/3463/P- Amalgamation of 2x 1bedroom flats (1x lower ground floor, 1x ground floor) to create 1x 2bedroom maisonette and replacement of existing metal external staircase with masonry staircase to front lightwell. Granted 12/10/2018.

Nos. 41, 43, 47 and 49 do not have any planning applications involving rear extensions or alterations to the rear of the building(s). The rear additions and alterations on these properties appear to have been done without planning permission.

## Relevant policies

### National Planning Policy Framework 2019

### London Plan 2016 and Draft London Plan 2019

### Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

### Camden Supplementary Planning Guidance

CGP Design (Updated March 2019)

CPG Altering and extending your home (2019)

CPG Amenity (March 2018)

### Primrose Hill Conservation Area Statement 2000

## Assessment

### 1. Proposal

1.1 This application is for the construction of a first floor rear extension. The extension would measure 4.4m depth and 3.6m width, 2.1m in height. The extension would be finished in matching brickwork with timber framed sash windows. It would sit above an existing lower ground floor rear extension.

1.2 **Revision** - This application originally proposed a rear terrace with metal stairs to access the half landing which has been omitted from the application; the design of the rear extension at first floor level has been redesigned so the fenestration treatment would be more appropriate.

### 2. Design and Heritage Issues

2.1 Camden Local Plan Policy D1 (Design) states that the Council will seek high quality design which respects local context and character. Policy D2 (Heritage) states the Council will require that development within conservation areas preserves or, where possible, enhances the character and appearance of the area.

2.2 Camden Planning Guidance (Design) states that rear extensions should be designed to be secondary to the building, while respecting the original design and proportions of the building and using sympathetic materials.

2.3 Policy PH28 of the Primrose Hill Conservation Area Statement states that rear extensions will not be acceptable where they "*would spoil a uniformed rear elevation of an unspoilt terrace.*" Within this context, the terrace of which the application building forms a part of (41-49 odd numbers Fitzroy Rd) has been altered over the years and the terrace features a variety of additions and alterations, including rear extensions of varying depth and height (up to 3 storeys) including a variety of changes to the roof profile and sizes of window openings. Thus, the principle of the extension at the rear is acceptable in this instance.

2.4 There is some variation in the design of the neighbouring properties within the terrace in this part of Fitzroy Road. 'No's 43 and 41' located to the north of the application site have extensions of different designs and there is already an infill between rear annexes. The proposed extension would be a subservient addition that would be set back from the facade and proposal would not unbalance the rhythm of the original rear annexes. The properties further within the terrace located the north of the terrace have original part-width three storey rear projections with basement and ground floor extensions. The properties on this part of the terrace tend to have original part-width two storey rear projections, some of which have been extended up to second floor level (south), together with basement and ground floor extensions on the north wing.

2.5 The proposed first floor rear extension would be sited in between the existing three-storey rear projection and would not exceed its existing depth. The height of the extension would also be set a full storey below the eaves of the main dwelling, constructed in matching brickwork to match the existing rear projection. Furthermore, the extension would feature timber-framed windows. It is therefore considered that the extension would be subordinate to the subject building and would respect and preserve the original design and proportions of the building, including its architectural period and style.

2.6 With regards to the impact on the significance of the conservation area, the CA statement notes: "*At the southern end of Fitzroy Road there are a number of terrace houses that were built in the late 19th century. These properties have distinctive architectural features to the front elevation including shallow pitched roofs with overhanging eaves, prominent chimney stacks, deeply recessed front doors, and bay windows at ground and basement levels with Italianate column details.*" The view south-westerly along Fitzroy Road is also identified in the CA statement as a significant view and the statement goes on to note: "*The width of the principal roads and the numerous intersections allow long views of buildings within these streets and adjoining streets.*"

2.7 It is considered that the terrace of which the application site forms a part contributes to the conservation area in terms of the attractive front elevations and the repetition and uniformity as a

result of the common architectural features (e.g. the bays, recessed doors, prominent chimneys, arched upper floor windows etc.) which result in an attractive streetscene. The CA statement does note the following: “*Other significant views are of the rears of terraces that face onto principal roads and their small, narrow garden spaces. These gardens often contain mature trees and are bounded by medium height brick walls that side on to secondary roads and alleyways. A significant example of this is the section of Chalcot Road between Edis Street and Princess Road, where the rears of properties and garden spaces to these two latter roads are highly visible.*” However, it is not considered that this statement applies to the application building as the rear elevation is not easily visible in public views (it is glimpsed from Kingstown Street). At the rear, there is much less of a rhythm and uniformity (albeit the buildings were all designed with the same outriggers originally) and the buildings are much plainer in terms of architectural detailing (which is typical of the rear elevations of buildings like this). The buildings have also been heavily altered through rear extensions and rear dormers and it is on this basis that officers consider that the rear elevations do not contribute to the significance of the conservation area to such an extent that the proposals for a first floor rear extension would cause undue harm to the significance of the conservation area. The extension would still be at least one storey below eaves level and therefore the eaves line of the overall terrace would remain unaltered.

2.8 As set out above the proposed extension would remain subordinate to the host building, would not project any further than the existing extension and would be set down below the height of the first floor of this existing rear projection. Furthermore, the fenestration treatment has been altered to be more in keeping with the host building. The rear of the site is also not highly visible from public views within the conservation area with views from Primrose Hill Studios to the rear only.

2.9 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. For the reasons set out above it is considered that the development would preserve the character and appearance of the host terrace and the Primrose Hill Conservation Area.

### **3. Amenity Issues**

3.1 Local Plan Policy A1 (Managing the impact of development) states that the Council will seek to ensure that the amenity of neighbours is protected. The factors we will consider include: visual privacy, outlook; sunlight and daylight and overshadowing.

3.2 The proposed extension would be located between the existing 3 storey projections between the host building and the neighbouring property at 47 Fitzroy Road and the neighbouring site do not consist of any windows to the flank elevation at first floor level. Considering the scale of the extension within the terrace of 3-storey projection, it is unlikely that the development would result in a material amenity impact. Thus, the development would not result in harmful impact in regards to loss of daylight sunlight and overshadowing to neighbouring properties.

3.3 No roof terrace is being proposed to the rear elevation now and given the various alterations and extension at the neighbouring properties, including at roof level it is not anticipated that the rear extension would exacerbate levels of overlooking into Primrose Hill Studios.

### **Recommendation**

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 16<sup>th</sup> December 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’.***