

# 2017/3378/P – 41 Fitzroy Road



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View of front elevation of properties no's 41-49 Fitzroy Road (application site far left)





<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>07/08/2017</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		04/08/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Kristina Smith				2017/3378/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
41 Fitzroy Road LONDON NW1 8TP				000 (Location Plan); 001; 002; 003; 004; 005; 011; 012; 013; 014; 015; Design & Access Statement (dated June 2017)			
<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 an enlarged roof extension with inset roof terrace and associated enlargement of gable wall following removal of dormer							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		Householder Application					

<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	<b>00</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<u>A site notice was displayed from 14/07/2017 – 04/08/2017</u> <u>A press advert was published between 13/07/2017 and 03/08/2017</u> No responses received			
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	The Primrose Hill Conservation Area Advisory Committee object to the proposal on the following grounds: <ul style="list-style-type: none"> <li>• Whilst a larger dormer and modest roof terraces could be acceptable the configuration should and need not have any impact on the form of the flank wall.</li> <li>• The flank wall with its symmetrical gable is an integral part of the roof form of the group</li> <li>• The simple form of the flank wall is part of the setting of the Listed Buildings of Primrose Hill Studios.</li> <li>• The proposal neither preserves nor enhances the character or appearance of the conservation area.</li> </ul> <u>Officer Response</u> <i>Please refer to Design and Conservation section of report</i>			

## Site Description

The application site refers to a five storey end of terrace single dwelling house situated on the southern side of Fitzroy Road. It is one of ten mid - 19<sup>th</sup> century terraced properties (no's 31-49) arranged in two groups of five properties. Primrose Hill Studios is located to the rear of the building group and its private access lane runs adjacent to the application site.

The property is not listed but is located within the Primrose Hill Conservation Area and is referred to as a positive contributor.

## Relevant History

### Application site

**2005/2014/P** – Enlargement of dormer on the roof and erection of basement extensions , and repositioning of extension windows and alterations – **Granted 01/06/2005**

**2006/3190/P** – Removal of existing dormer and installation of new enlarged former to the rear roof slope of dwellinghouse. **Granted 01/08/2006**

### Nearby Properties

#### **31 Fitzroy Road**

**2010/4742/P** – Erection of mansard roof extension and rooflights to dwellinghouse. **Granted 07/09/2010**

#### **33 Fitzroy Road**

**8802266**- Alterations to the existing roof to create additional room for existing bedroom including the formation of a new roof terrace at third floor level. **Granted 05/05/1988**

#### **35 Fitzroy Road**

**2010/4106/P** – Erection of enlarged rear dormer with inset roof terrace following the removal of the existing dormer to top floor flat. **Granted 11/08/2010**

#### **38 Chalcot Road**

**2014/5503/P** – Installation of a new mansard roof extension and various external works to front and rear of property. **Granted 30/09/2014**

## Relevant policies

### National Planning Policy Framework 2012

### The London Plan (March 2016)

The **Camden Local Plan** was adopted on 3rd July 2017. The relevant policies to the application are:

A1 Managing the impact of development  
D1 Design  
D2 Heritage

#### Camden Planning Guidance

CPG 1 - Design  
CPG6 - Amenity

## Assessment

### 1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of rear mansard roof extension with inset terrace following removal of dormer
- Associated enlargement of gable end

### 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 Primrose Hill Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

### 3.0 Design and impact on Conservation Area

3.1 The proposed replacement roof extension would take the form of a mansard roof to the rear whilst leaving the front roof slope unaltered. Although not a typical form of roof extension as identified in CPG1 (design), no's. 31, 33 and 37 Fitzroy Road and 38 Chalcot Road (property on street adjacent) demonstrate a similar form of rear mansard roof extension. The roofline of the wider building group is already largely impaired by a variety of rear roof extensions and alterations including large rear dormers, rear mansards with dormer windows and terraces, and therefore the proposal would not disrupt the pattern of development at this level. Considering this, and the presence of the existing dormer which is of no architectural value, the replacement roof extension is not perceived to cause any additional harm compared to the existing situation.

3.2 An inset terrace would be provided with a small black metal balustrade of approx.60cm visible above the eaves. Whilst CPG1 (design) guidance states it is normally inappropriate to set back a mansard to provide a terrace, there are two other examples of this form of terrace in the surrounding area including no's. 33 Fitzroy Road and 38 Chalcot Road. Furthermore, it is considered the terrace would be a less prominent and sensitive addition to the roof slope than other instances of terraces at roof level when provided in conjunction with a dormer, for example at no's 35 and 45 Fitzroy Road.

3.3 As viewed from the street the alterations would not affect the height of the roof ridge; however, the gable wall on the side elevation would be enlarged to conceal the extension's profile. This would be carried out in matching brickwork and is considered to have an acceptable impact on the host property as seen in certain narrow views from the street. 31 Fitzroy Road, another end of terrace property within the same wider building group, has also carried out this gable wall alteration. From the rear it is not considered the replacement roof extension would be harmful to private views from Primrose Studios.

3.4 In terms of detailed design, the extension would be clad in standing seam zinc which is considered to be appropriate in terms of appearance and durability for the host property and wider conservation area. The inset balcony would have black metal railings which are evident on other roof extensions along the wider building group. The extension would comprise a rear window and a glazed door leading to the inset terrace which is considered acceptable detailing that would be positioned with respect to the fenestration below. The full-length glazing of the door would not be read in its entirety as it would be set back behind the terrace.

3.5 The proposal is therefore considered to preserve the character and appearance of the Primrose Hill 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.

### 4.0 Amenity

4.1 The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The terrace would not give rise to any additional views of neighbouring properties than the surrounding windows already afford

### 5.0 Conclusion

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 14<sup>th</sup> August 2017, 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'.***



Mr Humphrey Kelsey  
.  
4 Primrose Hill Studios  
Fitzroy Road  
London  
NW1 8TR

Application Ref: **2017/3378/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

8 August 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**41 Fitzroy Road**  
**LONDON**  
**NW1 8TP**

**DECISION**

Proposal:  
Erection of an enlarged rear dormer with inset roof terrace and associated enlargement of gable wall

Drawing Nos: 000 (Location Plan); 001; 002; 003; 004; 005; 011; 012; 013; 014; 015;  
Design & Access Statement (dated June 2017)

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).

Executive Director Supporting Communities



- 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: 000 (Location Plan); 001; 002; 003; 004; 005; 011; 012; 013; 014; 015; Design & Access Statement (dated June 2017)

Reason:

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

Informative(s):

- 1 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.
- 2 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).

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

Director of Regeneration and Planning