2017/3378/P - 41 Fitzroy Road



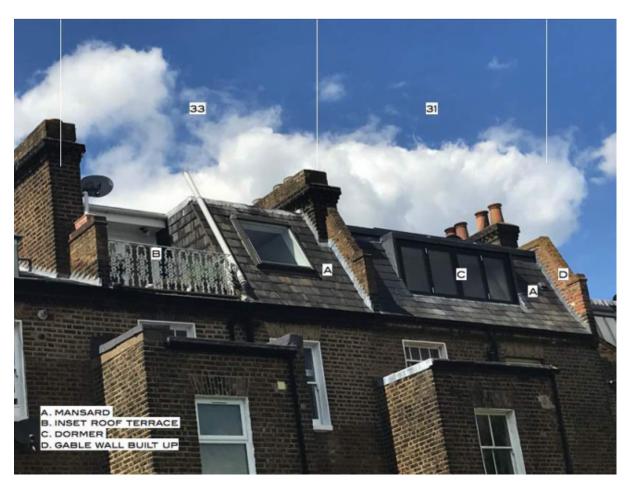
This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, \bigcirc Crown Copyright.



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







Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date:	07/08/2017		
				Consultation Expiry Date:	04/08/2017		
Officer			Application No	umber(s)			
Kristina Smith			2017/3378/P				
Application Address			Drawing Numbers				
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)				
PO 3/4 Area Team	Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an enlarged roof extension with inset roof terrace and associated enlargement of gable wall following removal of dormer							
Recommendation(s):	Granted						
Application Type:	Householder Application						

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice							
Informatives:								
Consultations								
Adjoining Occupiers:	No. of responses	00	No. of objections	01				
Summary of consultation responses:	A site notice was displayed from 14/07/2017 – 04/08/2017 A press advert was published between 13/07/2017 and 03/08/2017 No responses received							
CAAC/Local groups* comments: *Please Specify	 The Primrose Hill Conservation Area Advisory Committee object to the proposal on the following grounds: 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. The flank wall with its symmetrical gable is an integral part of the roof form of the group The simple form of the flank wall is part of the setting of the Listed Buildings of Primrose Hill Studios. The proposal neither preserves nor enhances the character or appearance of the conservation area. Officer Response Please refer to Design and Conservation section of report							

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 - 19th 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 Fitzrov 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

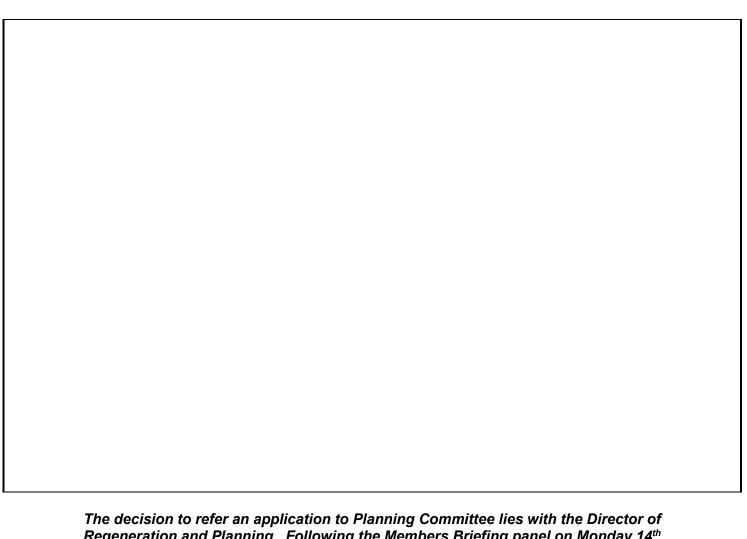
- 3.1 The proposed replacement roof extension would take the form of a mansard roof to the rear whilst leaving the front roofslope unaltered. Although not a typical form of roof extension as identified in CPG1 (design), no's. 31, 33 and 37 Fitzroy Road and 38 Chalcot Road (property on street adjacent) 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 14th 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 and search for 'Members Briefing'.



Regeneration and Planning Development Management London Borough of Camden Town Hall Judd Street London

Tel 020 7974 4444

WC1H9JE

planning@camden.gov.uk www.camden.gov.uk/planning

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

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):

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



- 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 D1and D2 of the London Borough of Camden Local Plan 2017.
- 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):

- 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.
- 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