

Delegated Report		Analysis sheet	Expiry Date:	i) 16/12/2019 ii) 16/12/2019
		N/A	Consultation Expiry Date:	i) 06/01/2020 ii) 06/01/2020
Officer			Application Number(s)	
Sofie Fieldsend			i) 2019/5319/P ii) 2019/5354/L	
Application Address			Drawing Numbers	
Primrose Hill Studios, The Lodge Fitzroy Road London NW1 8TR			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
i) Variation of Condition 3 (approved plans) of planning permission dated 08/02/2019 ref. 2018/0191/P for First floor extension over existing double garage and single storey link to main dwelling at ground floor, namely to amend the layout of the courtyard and studio building, and re-site the roof lights.				
ii) Ground and first floor extension to existing double garage and single storey link to main dwelling at ground floor.				
Recommendation(s):		(i) Refuse Planning Permission and (ii) Refuse Listed Building Consent		
Application Type:		Full Planning Permission and Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on the 13/12/2019 and the consultation period expired on the 06/01/2020. A press notice was advertised on 12/12/2019 and expired on 05/01/2020.</p> <p>No objections were received during the consultation period.</p>					
Primrose Hill CAAC	<p>Primrose Hill CAAC were consulted and objected on the following grounds:</p> <p>The proposed reduction in the size of the surviving external courtyard is unacceptable. It would reduce the external space to a minimal scale, crowding the elevation of the Listed Lodge, and harming the architectural and spatial relationship between the Lodge building and the original and surviving open space.</p> <p>The scheme approved in February 2019, ref. 2018/0191/P as shown in drawing 056 PL-011 A, was accepted by the Committee because it retained the length of the courtyard area to the existing garage wall. The revised proposal 'more a change of plan than a variation of a condition' would reduce the approved modest courtyard space by one-third. The relationship of the Studios to the courtyard spaces is a key element in the design of the Listed Buildings and should not be further harmed.</p>					

Site Description

The application site is a two storey terrace building. The Lodge forms part of Primrose Hill Studios, which are Grade II Listed. The site is also located with the Primrose Hill Conservation Area.

Built in 1877-82 by Alfred Healey as a speculative development for artists' studio houses. The Lodge is thought to have been servants' quarters for the studios. Two-storey in yellow stock brick with red brick details to front, canted bay window under prentice, eaves to half-hip roof to front, large flat roof dormer to side. The site has a courtyard to the side accessed from Kingstown St, the dwelling has two single-storey flat roof garages adjacent the courtyard, again accessed from Kingstown St. At the rear of the garage evidence can be seen of the junction of the original Kingstown Street Terrace, demolished as part of the development of Auden Place.

Relevant History

Application site

2018/0191/P - First floor extension over existing double garage and single storey link to main dwelling at ground floor. **Granted 08/02/2019**

2018/1156/L - First floor extension over existing double garage and single storey link to main dwelling at ground floor. **Granted 08/02/2019**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Intend to publish London Plan (2019)

Camden's Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T3 Transport infrastructure

T4 Sustainable movement of goods and materials

Supplementary Guidance

CPG Altering and extending your home (2019)

- Chapters 2 and 4

CPG Design (2019)

- Chapters 1,2 and 3

CPG Amenity (2018)

Primrose Hill Conservation Area statement (2000)

Assessment

1.0 Proposal

- 1.1 The original planning permission granted permission for a 'First floor extension over existing double garage and single storey link to main dwelling at ground floor. This variation application seeks to amend the layout of the courtyard and studio building, and re-site the roof lights.
- 1.2 This application seeks to increase the footprint of the approved development of the garages adjacent to the Lodge, by reducing the size of the open courtyard from 21sqm to 7sqm.

2.0 Assessment

- 2.1 The main considerations in relation to this proposal are:
- Design and Appearance
 - Impact on the listed building
 - Impact on the Conservation Area
 - Impact on the amenity of adjoining occupiers

3.0 Design and Appearance

Relevant policies

3.1 Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design in development that respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 (Heritage) and comprises details and materials that are of high quality and complement the local character.

3.2 Local Plan Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including listed buildings and conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

3.3 CPG Altering and extending your home, states that:

"The following considerations should be reflected in an extension to ensure it is not insensitively or inappropriately designed and to ensure it does not spoil the appearance of the property or group of properties or harm the amenity of neighbouring properties.

Proposals should:

- a. be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;
- b. be built from materials that are sympathetic to the existing building wherever possible
- c. respect and preserve the original design and proportions of the building, including its architectural period and style;

- d. respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- e. respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- f. not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy. Please ensure the extension complies with the 45 degree test and 25 degree test as set out in the CPG for Amenity – or demonstrate BRE compliance via a daylight test.
- g. allow for the retention of a reasonably sized garden;
- h. retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

3.4 The Conservation Area statement states that:

‘Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.’

3.5 The London Plan (2016) Policies 7.4, 7.6 and 7.8 and the National Planning Policy Framework (2019) are also relevant to the assessment of the application

Assessment

3.6 It is noted that the parent application was heavily negotiated by the Council’s Conservation Team and the Primrose Hill CAAC to make the scheme acceptable. The proposed alterations to the parent application seeks to increase the footprint of the approved development of the garages adjacent to the Lodge, by reducing the size of the open courtyard.

3.7 The main dwelling has a courtyard between the two adjoining garages. The original courtyard has a footprint of 21.7sqm. The parent application granted permission to reduce the courtyard to 10sqm and create a link structure to connect the main dwelling internally to the garages with one of the garages being converted into a habitable room at ground floor. The variation reduces this courtyard further down to 7sqm.

Design and appearance:

3.8 It is considered that the reduction of the courtyard by 50% and the increase in the footprint was already a significant loss and any further loss would cause harm to the character and appearance of the listed building. Both the Council’s Conservation Team and the Primrose Hill CAAC strongly object to this proposal.

3.9 CPG Altering and extending your home states that extensions should allow for the retention of a reasonably sized garden. The existing courtyard has already been granted permission to be substantially reduced by half (21.7sqm to 10sqm), the current applications seeks to reduce this further to 7sqm which would result in a loss of 67.74 % of garden space. It is considered the development is contrary to this guidance.

3.10 The extension would also no longer appear as a subordinate addition to the host property. The open amenity space is already small in relation to the listed building and it’s the extensive extension.

Although views of the development would be limited from the street. This application represents increased enclosure, an impact on the setting of the listed building and the loss of the ability to appreciate the exterior appearance of the historic building and a loss of the relationship between the Lodge and its courtyard. The previous reduction was acceptable in the parent application as it retained the length of the courtyard area to the existing garage wall.

3.11 The further reduction/erosion of the open courtyard would be detrimental to the listed building. It would constitute less-than-substantial harm to the designated heritage asset, per paragraph 196 of the NPPF. The development would also detract from the character and appearance of the Primrose Hill Conservation Area. There are no demonstrable public benefits to the proposal to consider that would outweigh the harm to the significance of the listed building.

3.12 The development would fail to preserve or enhance the heritage asset and would cause harm to its special architectural and historic interest.

3.13 The parent application granted permission for two large rooflights on the garage extension. This application seeks to insert 4 large adjoining rooflights instead. Given the limited visibility and that they are sited on a new extension which already was granted permission for oversized rooflights it would be unreasonable to refuse them and in this instance as they would be an acceptable replacement.

3.14 The proposed increased extension at ground floor would by reason of its scale and siting would appear as a dominant addition that would detract from the external appearance of the Grade II listed building and wider terrace and would fail to either preserve or enhance the character and appearance of the Primrose Hill Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017). Also it is contrary to London Plan policies, 7.4, 7.6 and 7.8 and the National Planning Policy Framework (2019).

4.0 Neighbouring Amenity

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 The proposed alterations, on account of its size and location, would not result in loss of light or a sense of enclosure to neighbouring residents. It is considered that the set back from the edges of the roof proposed would mitigate issues of overlooking and loss of privacy to neighbouring properties.

5.0 Conclusion

5.1 Overall, the increased footprint of the extension and further reduction of the courtyard would result in unacceptable harm to the character and historic significance of the listed building, terrace and conservation area.

6.0 Recommendation

6.1 Refuse planning permission and listed building consent.