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Dear Bruno Paolucci,

Re: 93 Fitzjohn's Avenue NW3 6NX

Thank you for submitting a pre-planning application enquiry for the above property which was received on 03.02.2020 together with payment of £989.02 received on 05.02.2020. The advice below relates to initial submission from 03.02.2020 and revision to rear elevation dated 31.03.2020.

1. Development Description

The proposed development include the following alterations:

- Roof extension to include rear dormer and forward projection into the front roof slope with three rooflights.

Subsequent information was received to include revised rear elevation with a dormer extension in a traditional design.

2. Planning History

2.1 No previous planning records relevant at the application site.

2.2 Other relevant planning records in vicinity to the application site:

32647(R1) - 91 Fitzjohn's Avenue NW3 - Formation of roof extension – **Grated 30/09/1981**

33993/R1 – 89 Fitzjohns Avenue NW3 - Change of use including works of conversion to 7 self contained flats and the erection of a roof extension. – **Granted 02/07/1982**

3. Site description

3.1 The application site is a four storey Edwardian building, part of a short terrace row of four, siting in between Perrins Walk and Ellerdale Road. The site lies within Fitzjohns Netherhall Conservation Area and along with the other buildings within the group are considered to a positive contributor to the area.

3.2 The property has been converted into flats and the current proposal relates to the Flat at third and attic levels.

4. Assessment

4.1 The main issues for consideration are:

- Design and Heritage
- Impact on amenity
- Sustainability

Design and heritage

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant in this instance: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used. Policy D2 stresses that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character and appearance of the area.

4.2 The four properties within the terrace row have been constructed in symmetry in between the buildings at the end of terrace and the ones in the middle. All buildings have been altered through time at all levels, whilst nos. 91 has been extended with a similar roof extension with the proposed one. No. 89 has also extended at roof level, however due to the original roof form this extension has a different shape and projection. The symmetrical buildings in the middle have a mansard type roof with dormers in the lower part of the roof closer to the eaves lower.

4.3 The proposed roof extension would expand on the higher part of the roof, and include a rear dormer and front roof slope projection. It is noted that the property at no. 91 has been extended with a similar extension in 1981 (application ref no. 32647(R1)), however in line with the current design and heritage guidance, an extension with a similar bulk and scale would not be considered to preserve or enhance the character and appearance of the host building, and wider conservation area. The rear roof of the terrace row is visible on long views along Ellerdale Road, and therefore the impact of the proposal this streetscene should be considered. The principle of a roof extension is considered acceptable subject to the advice below to include reduction in bulk and scale of proposals and careful consideration of materials and overall detailed design.

4.4 The proposed roof extension appears to overly dominate the whole roof of the building, particularly the top rear roof slope. The proposed rear dormer when seen from the rear garden and vicinity, due to its excessive height and width would appear as another storey and not as a dormer window, diminishing appreciation of original roof form and character. You are advised that a reduction in dormer's width would significantly improve its appearance. In order to allow the dormer to sit comfortably on the rear slope adjacent to the existing dormers at the lower part of the roof, this should be set back from the higher eaves at minimum expense of internal space.

4.5 It is acknowledged, that the proposed extension aims to improve the quality of accommodation of the existing flat by including all the living space at roof level. It's

been identified that an approximate reduction in dormer bulk and scale could be accommodated whilst still preserving an flexible and comfortable internal space of approximately 29sqm (minimum living space for 5 person in a new built apartment), compared with 33sqm as proposed (Cpd/store/boiler/staircase/store – not included). (Note the floor area is only indicative to appreciate the impact of reduction on living conditions. Internal sloped height below 1.75 has not been considered in this calculation.)

- 4.6 In terms of detailed design of the dormer, a traditional approach is preferred, with a larger proportion of glazing than solid. The type, materials and dimensions of windows should be referenced from the ones below, and be positioned adjacent to each other to create a larger area of glazing. The dormer should have slim cheeks on both sides. The proposed material for the dormer is lead which is acceptable. Note that insulation materials for the dormer should be considered and included in the design of dormer as part of future formal submission.
- 4.7 Due to the existing roof form and height of the building, the extension on the front roof slope would not be visible from the streetscene, nor wider area. However, it is highlighted that the forward expansion of the extension projects very closely to the pitched roof apex of existing front bay, and in plan these appear to meet. In order to preserve the character and appearance of the existing roof form and features the proposed roof extension should be set back from the apex. The extension would be covered in slate to match existing and includes three conservation type rooflights, which is acceptable.
- 4.8 It is noted that the proposal includes PV panels on the roof of the extension. You are advised that in the event of a future planning application, the angle and projection of the PV panels should be shown in section drawings. Please also include details of manufacturer specifications if know at the time of submission.

Amenity

- 4.9 In relation to the impact on amenity, due to the location, nature and detailed design of the proposals, it is not considered that harm would be cause to the neighbouring amenity in terms of loss of light, outlook or overlooking.

Sustainability

- 4.10 Policy D1 states that besides other considerations, development should be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation and is of sustainable and durable construction and adaptable to different activities and land uses. Furthermore, in line with policy CC1, the Council requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 4.11 In order to ensure the development would increase the energy efficiency of the building you are advice to consider adequate insulating materials to maintain

adequate internal temperature without the need for active cooling (air conditioning). For more information about how you can achieve an energy efficient home please see CPG Energy efficiency and adaptation (2018).

- 4.12 Noted that the proposal includes PV panels which would produce heat and/or electricity for the occupiers which would respond to policy CC1 and reduce the occupiers carbon footprint. This is supported and encouraged.

5. Recommendations

It is advised that the following considerations should be addressed prior to the submission of a future planning application:

- The bulk and scale of the rear dormer should be reduced.
 - The dormer design should include a larger proportion of glazing than solid, with slim cheeks of both sides
 - The design should reflect a traditional approach
 - Reference to the type, materials and dimensions of windows below is welcomed
- The front projection of the extension should be set back from the front bay roof apex.

Please see appendix 1 for supplementary information and relevant policies.

If you have any queries about the above letter or the attached document please do not hesitate to contact Nora Constantinescu (0207 974 5758)

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Nora Constantinescu

Planning Officer
Planning Solutions Team

Appendix 1:**Relevant Constraints:**

Fitzhjohns Netherhall Conservation Area

Relevant policies and guidance:

National Planning Policy Framework 2018
The London Plan March 2016

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

CC1 – Climate change mitigation

CC2 – Adapting to climate change

Camden Planning Guidance 2018

CPG Altering and extending your home

CPG Amenity

CPG Energy efficiency and adaptation

Fitzhjohns Netherhall Conservation Area Statement 2001**Planning application information:**

The following documents should be included with the submission of a full planning application:

- Completed full planning application form
- The appropriate fee
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans (scale 1:100) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:100) labelled 'existing' and 'proposed'
- Design and Access and Statement

Please see the following link to supporting information for planning applications

<https://beta.camden.gov.uk/planning-statements-and-additional-supporting-information?inheritRedirect=true>

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 23 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.