

Delegated Report		Analysis sheet		Expiry Date:		29/07/2020	
		N/A		Consultation Expiry Date:		10/08/2020	
Officer				Application Number(s)			
Adam Greenhalgh				2020/2452/P			
Application Address				Drawing Numbers			
North Bridge House Nursery School 33 Fitzjohn's Avenue NW3 5JY				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first floor rear extension and enlargement of second floor rear roof terrace.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full planning permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		2		No. of objections	
		No. electronic		0		2	
Summary of consultation responses:		<p>Site notice: 17/07/2020 – 10/08/2020 Press notice: 08/07/2020 – 02/08/2020</p> <p>Letter of objection received from Netherhall Neighbourhood Association and local resident. Letters raises objection on grounds of:</p> <ul style="list-style-type: none"> - Increase in school numbers and associated problems of increased traffic/congestion/pollution/noise levels - Overlooking - Inappropriate design and appearance harmful to Conservation Area <p><u>Officer response:</u></p> <p><i>The Planning Statement indicates that the proposal seeks to enhance existing play facilities and that no additional pupils or transport movements or parking would result. See also section 2.3 below regarding transport.</i></p> <p><i>See section 2.2 below regarding overlooking</i></p> <p><i>See section 2.1 below regarding design and impact on CA.</i></p>					

CAAC/Local groups comments:

No comments received.

Site Description

The application site is located on the west side of Fitzjohn's Avenue close to the junction with Nutley Terrace. It comprises a large four storey (with basement) red brick, pitched roof detached building and the use is as a nursery school (North Bridge House Nursery). The adjoining sites also comprise large four storey detached properties and they align closely with the application building. The site extends to the rear by 36m and it also extends to the rear of the neighbouring properties to the north (nos. 35, 37a, 37b and 37c Fitzjohn's Avenue) where it has an artificial grass sports pitch. Adjoining the property to the rear is a 15m deep outbuilding (see Planning History) which is used as a hall/gym/theatre.

The site is located within the Fitzjohn's Netherhall Conservation Area. It is not a listed building but it is noted as being a building which 'makes a positive contribution' in the Fitzjohn's Netherhall conservation area appraisal and management strategy 2001. It is therefore a non-designated heritage asset.

The proposal relates to the rear elevation. The original rear elevation is four storeys in height with a gable on the main elevation and a part three storey/part two storey rear extension has been added. The proposal relates to the two storey element at the rear, approximately 2.5m from the flank elevation of no. 37a Fitzjohn's Avenue to the north. It has a flat roof which has escape stairs from the three storey rear extension and it has stairs down to the ground at the side. The roof is shown as providing an external play area. The roof of the three storey part appears to be for maintenance purposes only.

Relevant History

No previous planning decisions

Relevant policies**National Planning Policy Framework (2019)****The London Plan March 2016 and Draft London Plan July 2017****Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy C2 Community Facilities

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy CC1 Climate change mitigation

Camden Planning Guidance

CPG1 Design (2019)

CPG Amenity (March 2018)

Fitzjohn's Netherhall conservation area appraisal and management strategy 2001**Assessment**

1.0 PROPOSAL

- 1.1 Planning permission is sought for the erection of a multi-use room on the existing flat roofed two storey rear extension (alongside the three storey extension). The proposal would align with the three storey rear extension (7.5m in depth) and the side elevation of the original building (6m in width). Red brick walls are indicated and timber doors at the rear where a balcony would be formed on the existing two storey bay. The height would be 4.25m and on its northern side (on the side of 37a Fitzjohn's Avenue) it would be full height with full depth rooflights, while on its southern side a roof terrace would be formed alongside the existing roof terrace on the three storey rear extension (which currently appears to be used for maintenance purposes only). This would be enclosed by a low wall. The new stairs would provide access to the roof.
- 1.2 The Planning Statement indicates that the proposal seeks to enhance existing play facilities and that no additional pupils or transport movements or parking would result.

2.0 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation
- Amenity of neighbouring residential occupants
- Transport/parking

2.1 Design and Conservation

2.1.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.1.2 Within the Heritage section of the Council's Planning Guidance SPD it is noted that 'The Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area'. For non-designated heritage assets such as the application building, 'The Council will protect non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset'.

2.1.3 33 Fitzjohn's Avenue is an elegant detached late-19th century red brick villa, identified within the Fitzjohn Netherhall conservation area statement as a building of heritage merit in its own right, that is a Non-Designated Heritage Asset (NDHA).

2.1.4 Set within its own garden, No 33 is one of the several similarly impressive villas which line Fitzjohn's Avenue - a pleasantly wide and suburban street - the area coming forward in the 19th century as part of the wholesale development of the farmland previously associated with Hampstead Manor to create housing for the emerging middle classes.

2.1.5 No 33 first appears on the 2nd OS map with a footprint similar to that of its neighbours. Map regression shows that by the turn of the 19th/20th centuries a large extension had been added to the north side of the building. This comprises the tower to the road and the extension that now makes up the north-west section of the footprint of the house. This addition appears to have been embellished and slightly enlarged mid-20th century. Planning history tells us that there was permission for a roof extension in 1978 and permission for the erection of a building to the rear in 1983, and permission for a single storey rear extension at lower ground floor level in 2019.

2.1.6 This proposal is for the addition of a box-like extension at 2nd floor level across part of the late

19th century extension on the north side of the original house.

2.1.7 It is considered that the proposed extension sits very uncomfortably atop the north-west corner of the building and thus its bulk, massing and design are unacceptable. The design does nothing to integrate the extension with the original house which has a strong and unified architectural style and character of its own. In addition to appearing architecturally alien, the presence of the proposed extension dictates the blocking-up of the windows on the west side of the tower leaving only two 'letterbox-like' windows at second floor. Both these aspects of the scheme are architectural, aesthetically and visually harmful to the integrity of the building and similarly to the contribution that it makes to the character and appearance of the conservation area. The extension is overly bulky and top heavy, not subordinate to the main building, so that it overwhelms it and masks a significant part of its original rear elevation.

2.1.8 It is acknowledged that the proposal would provide new multi-use indoor and outdoor space for the existing nursery school. However the benefits are not considered to be of sufficient to outweigh the 'less than substantial' harm that would be caused to the character and appearance of the building and the Conservation Area as heritage assets. For the combination of reasons set out above, the proposed development would fail to preserve or enhance the character and appearance of the host building, adjoining terrace and wider conservation area.

2.1.9 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.

2.2 Amenity of neighbouring residential occupants

2.2.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy and outlook.

2.2.2 The proposed extension would extend approximately 4.5m beyond the rear elevation of the immediately neighbouring property (35 Fitzjohn's Avenue). The nearest windows at this site are set back from the side elevation and the Daylight and Sunlight Assessment which has been submitted confirms that the daylight (measured by Vertical Sky Component) and sunlight would not be diminished significantly by the proposals. There would be no significant decrease in the area of garden at 35 Fitzjohn's Avenue which would receive sufficient levels of sunlight. There would be no impact upon the light received at any other properties.

2.2.3 Given the siting (2.5m to the side of 35 Fitzjohn's Avenue) and the orientation, it is not considered that the proposal would represent an unduly overbearing feature harmful to outlook and, as no low level windows or roof terrace would face this property, there should be no undue overlooking.

2.2.4 The proposed roof terrace on the proposal and on the existing three store rear extension would be screened by a low wall and the walls of the new extension (from 35 Fitzjohn's Avenue) and also, due to its size, it should not result in significant increases in noise levels at the site.

2.2.5 It is concluded that the proposal would not result in any undue loss of amenity for the occupiers of any surrounding properties.

2.3 Transport

2.3.1 The proposal is for a new multi-use space for the existing children. It is not a new classroom and no increase in school numbers is proposed. The applicants have confirmed that the pupil numbers are at 190 maximum pupils at the school. The school operates from 07.30am to 18.00pm for pupils and

18.30pm for any later pick up/staff leaving. Both the number of pupils and the operating hours would remain the same. They have stated that there would be no objection to conditions limiting pupil numbers and operating hours to what has been established. Consequently, on the basis of these assurances and subject to a condition to ensure that these are adhered to, there should be no changes to transport movements or parking demand and no loss of highway safety, amenity or environmental conditions should result.

2.3.2 Should planning permission be granted, conditions would need to be attached to ensure the multi-purpose room is used in accordance with its stated intentions, and not as an additional classroom, and to limit the pupil numbers and operating hours as stated above.

3.0 Conclusion

3.1 The proposed extension, by way of its location, form, bulk and design, would be an incongruous bulky addition that would fail to integrate with the original building and result in the loss of significant architectural features, thus harming the character and appearance of the host building and conservation area. The proposal would therefore be contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

4.0 Recommendation

4.1 Refuse planning permission