

Delegated Report		Analysis sheet		Expiry Date:		02/07/2021	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		11/07/2021	
Officer				Application Number(s)			
Angela Ryan				2021/2227/P			
Application Address				Drawing Numbers			
Fitzroy Yard Fitzroy Road London NW1 8TP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Partial demolition of existing ground floor rear extension, removal of glazed roof over courtyard area, creation of an inset roof terrace with associated balcony and stair, and alterations to existing 1 st floor terrace							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	5	No. of objections	5
Summary of consultation responses:	<p>4 x site notices were posted around the site on 11/06/2021 and expired on 05/07/2021. A notice was also published in the local press from 17/06/2021 to 11/07/2021.</p> <p>5 objections have been received from the occupiers of 4A Manley Street, 4C Manley Street, 2 x Occupiers at no.12 Manley Street and 48 Manley Street.</p> <p>A summary of the objections are as follows:</p> <ul style="list-style-type: none">- Lack of consultation <p>Officer's response- 4 x site notices were posted in Fitzroy Road, Manley Street and Chalcot Road, and a notice also published in the local press, therefore the statutory requirements for public consultation was fulfilled</p> <ul style="list-style-type: none">- Loss of privacy <p>Officer's response- see relevant section of this report</p> <ul style="list-style-type: none">- Existing noise and noise from the proposed roof garden and open spaces <p>Officer's response- See relevant section of this report. Noise nuisance is dealt with under separate legislation (Environmental Health)</p> <ul style="list-style-type: none">- Light pollution <p>Officer's response – See relevant section of this report</p>					
Primrose Hill CAAC	<p>Primrose Hill CAAC: were consulted and have objected on the following grounds:</p> <ul style="list-style-type: none">- A landscape and landscape maintenance plans should be part of the application <p>Officer's response: A landscape and maintenance plan is not required at application stage and can be dealt with by adding an appropriate condition to the decision notice</p> <ul style="list-style-type: none">- Any consent should be subject to a condition which removes the entrance gate on Fitzroy Road <p>Officer's response: The entrance gates do not form part of the consideration for this application and is therefore not a material consideration. However, the gate was previously subject to formal enforcement action and is similar in appearance to the one installed at</p>					

compliance stage, with the exception of the glazed screen that has been installed behind.

- Request that careful consideration be given to agreeing a Construction Management Plan to help ensure the protection of neighbours during any construction work.

Officer's response: *see relevant section in this report*

Comment:

- No objection to the removal of the glazed roof to extend the open courtyard area so long as acoustic attenuation, and screening is provided to minimise noise and effective measures to prevent light

Officer's response: *See relevant section of this report*

Site Description

The site comprises a two-storey single dwelling house that is bounded by two-storey plus basement Victorian terraced houses on Manley Street, three-storey plus basement terraced houses on Fitzroy Road and Chalcot Road and single/two-storey studios located to the south-west (Primrose Hill Studios) that are accessed via Fitzroy Road. The area is predominantly residential in character.

The site is not listed but lies within the Primrose Hill conservation Area.

Relevant History

14/09/2004- Permission **granted** for the change of use from part offices and part residential to wholly residential to create a 6-bedroom dwelling house together with the partial demolition at roof level and reconstruction within the existing envelope incorporating a new courtyard garden area and 2 car parking spaces. (Ref: 2004/3169/P)

20/05/05- Permission **granted** for alteration and extension and change of use of former offices and studio flat into a single residential dwelling. (Ref: 2005/0041/P)

26/07/2016- Permission **granted** for the erection of a glazed roof over the existing swimming pool, installation of associated plant equipment on 1st floor roof, and erection of a glazed roof over the entrance courtyard.

21/11/2016- Permission **granted** for creation of an enclosure over the existing external domestic walkway at first floor level of dwelling house (Class C3). (Ref: 2016/5359/P)

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Policy D4

Camden Plan 2017:

A1- (Managing the impact of development)

D1- (Design)

D2 (Heritage)

Primrose Hill Conservation Area Statement 2000

Planning Guidance:

Assessment

1.0 Proposal:

1.1 The application involves the creation of a semi- inset roof terrace with associated balcony and stair. It is also proposed to remove the glazed roof over the existing internal courtyard area located on the west side of the property. Partial demolition of exiting ground floor rear extension is proposed to create an enlarged garden. The removal of the rear extension would result in the partial removal of the existing first floor terraced area located to the east of the site, with alterations proposed to the retained terrace.

1.2 The key issues to consider are:

- Design and impact on the character and appearance of the conservation area;
- Impact on amenity
- Construction impact

2.0 Design and impact on the character and appearance of the conservation area:

Design:

2.1 Policy D1 (Design) states that the Council will seek to secure high quality design in all cases. The policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 (Heritage) states that within conservation areas the Council will require that development preserves or, where possible, enhances the character or appearance of the area.

2.2 The removal of the glass canopy over the internal courtyard located to the west of the building would not be visible from the wider public realm and would not impact on the character or appearance of the host building.

2.3 The proposed semi-inset roof terrace would be mostly subsumed within the roof area and is set back from the sides so would therefore not be visible from the street, and in this respect, there would be no perceived change. The roof terrace would be visible from some vantage points from the upper floor levels of some of the buildings surrounding the site, The proposed materials to be utilised would match the existing and would therefore be in keeping with the local context and character.

2.4 The proposal to partially demolish the ground floor rear extension, resulting in the partial removal of the existing 1st floor terrace is considered to be acceptable in principle as this would result in an increased and improved external amenity space at ground floor level and provide some relief between the built to un-built spaces. The increase in green space and proposed soft landscaping would improve ecology and biodiversity at the site and would be in accordance with policy D1 which supports development which incorporates outdoor amenity space and high quality landscape design which maximises opportunities for greening through planting and other soft landscaping. The permission would be subject to a condition to require details of hard and soft landscaping to be submitted for approval prior to the commencement of the relevant part of works.

2.5 A new timber slated stair will be installed to provide access up from the ground to the 1st floor terraced area and reflects the materials used on the existing terrace. This element of the scheme would not be widely visible from the wider public realm given the existing high boundary walls.

2.6 The development is considered to be acceptable in design terms and complies with policy D1 of

Camden's Local Plan.

Impact on character and appearance of the conservation area:

2.7 Policy D2 (Heritage) in Camden's Local Plan seeks to preserve or enhance Camden's rich and diverse heritage assets and their settings, which includes conservation areas.

2.8 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.

2.9 As the majority of the works would not be visible from the wider public realm, the proposal would have no adverse impact on the visual appearance of the host building or the character and appearance of this part of the Primrose Hill conservation area. The proposal is therefore considered to comply with policy D2(Heritage) of Camden's Local Plan.

3.0 Amenity

3.1 The new roof terrace would provide a floor area of approximately 15m², which would be largely subsumed by the existing roof walls and not be visible from the wider public realm. The part of the terrace located nearest to the properties in Manley Road (south side) is approximately 10.7m away from site boundary shared with Manley Street. This, with the minimal floorspace proposed is considered would not result in any significant increase in noise levels at the site and would not have any significant impact to existing residential amenity.

3.2 A concern has been raised in respect to noise levels emanating from the pool area. The existing swimming pool is located at basement level and is already an open area, therefore this is an existing situation. Objections have also been received in respect to noise levels associated with the roof terrace. The roof terrace would be partially inset and largely subsumed by the roof walls. The existing external 1st floor terrace located to the rear of the site is proposed to be reduced in size. Although the garden area will be increased in size it is considered that noise levels at the site would not be over and above those which are associated with residential use and would not significantly affect existing residential amenity. Moreover, the site is to be occupied by new owners, which may alleviate some of the noise nuisance that was being experienced by the previous owners.

3.3 In light of the above, it is considered that there would be no adverse impact on existing residential amenity by way of the creation of overlooking, the loss of outlook, the loss of light, potential light-spill, adding to the sense of enclosure or noise nuisance.

Construction management:

3.4 As the site is an enclosed space concerns have been raised in respect to the construction impacts and the requirement for a CMP. The Building is accessed via an alleyway that is approximately 2.4m wide and is solely owned by the applicant. The alleyway will form the main route of access and egress at the site. As the driveway gives direct off-street access and loading/unloading to the house, and the parking bays on Fitzroy Road adjacent to the driveway can be suspended if required, it is considered that the removal of construction waste can be dealt with effectively without the need for a CMP.

3.5 The development therefore accords with policy A1 of Camden's Local Plan.

4.0 Conclusion:

4.1 The proposals are considered to be acceptable in terms of their siting, scale, design and material finish and would not result in undue harm to the appearance of the host building or the character and appearance of this part of the Primrose Hill Conservation Area. It would also not have any significant impact on existing neighbouring amenity. The proposal is therefore considered to comply with policies A1, D1 and D2 of the Camden Local Plan 2017.

5.0 RECOMMENDATION: 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 26th July 2021, 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'.