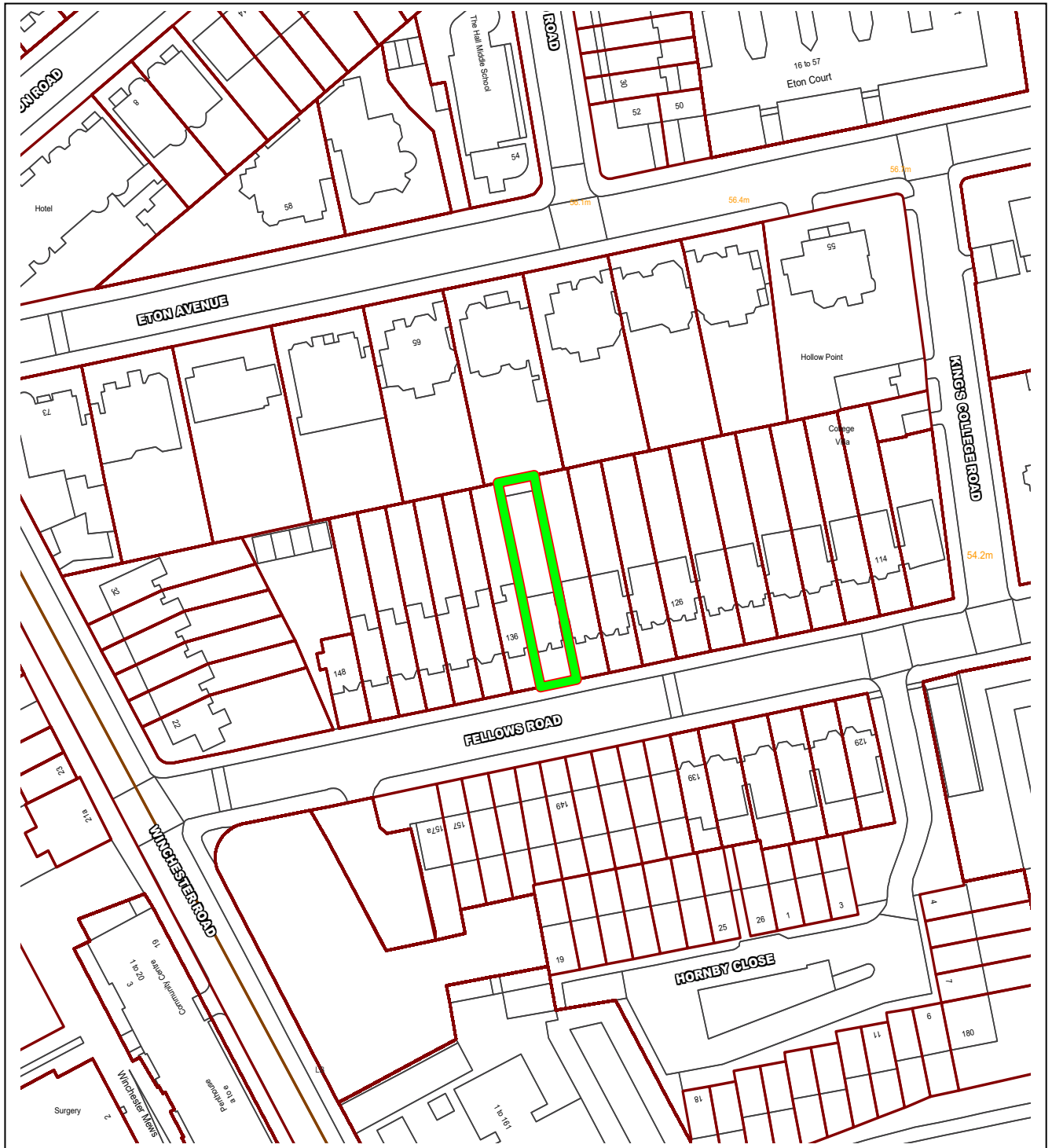


2016/5427/P - 134 Fellows Road, NW3



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

## Site Photos



Photo 1: Rear of 134 Fellows with existing roof terrace



Photo 2: Boundary with 136 Fellows Road





Photo 3: Boundary and existing extension at 132 Fellows Road (a further side / rear extension has been added to this property since this photograph)



Photo 4: Walkway to the front of the property on the boundary with 132 Fellows Road





Photo 5: View of side passage and undercroft below first floor which is to be enclosed



Photo 6: Front view of 134 Fellows Road (left)



|   |                            |                                       |                                     |                                      |            |
|---|----------------------------|---------------------------------------|-------------------------------------|--------------------------------------|------------|
| <b>Delegated Report<br/>(Members Briefing)</b>  |                            | <b>Analysis sheet</b>                 |                                     | <b>Expiry Date:</b>                  | 17/12/2020 |
|   |                            | N/A                                   |                                     | <b>Consultation<br/>Expiry Date:</b> | 07/01/2022 |
| <b>Officer</b>  |                            |                                       | <b>Application Number(s)</b>        |                                      |            |
| David Peres Da Costa  |                            |                                       | 2020/4886/P                         |                                      |            |
| <b>Application Address</b>  |                            |                                       | <b>Drawing Numbers</b>              |                                      |            |
| Basement Flat<br>134 Fellows Road<br>London<br>NW3 3JH  |                            |                                       | Refer to Draft Decision Notice      |                                      |            |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>                       | <b>Authorised Officer Signature</b> |                                      |            |
|   |                            |                                       |                                     |                                      |            |
| <b>Proposal(s)</b>  |                            |                                       |                                     |                                      |            |
| Erection of single storey rear extension at lower ground floor level, alterations to side elevation including enclosure of undercroft, increase in height of rear boundary wall and associated landscaping works. |                            |                                       |                                     |                                      |            |
| <b>Recommendation(s):</b>   |                            | Grant conditional planning permission |                                     |                                      |            |
| <b>Application Type:</b>  |                            | Full planning permission              |                                     |                                      |            |

|   |  |    |                  |    |                   |    |
|---|--|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal:              | Refer to Draft Decision Notice   |    |                  |    |                   |    |
| Informatives:                                   |  |    |                  |    |                   |    |
| <b>Consultations</b>                            |  |    |                  |    |                   |    |
| Adjoining Occupiers:                            | No. notified   | 00 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses:              | A site notice was displayed from 28/07/21 to 21/08/21 and the application was advertised in the local paper on 29/07/21 (expiring 22/08/21). No comments or objections have been received.   |    |                  |    |                   |    |
| CAAC/Local groups* comments:<br>*Please Specify | <p><b>Belsize CAAC – Object</b></p> <p>Object to the huge full width rear extension. It extends too far into the garden, its glazed roof will cause light pollution and the large roof terrace overlooks adjoining properties and will be a noise nuisance.</p> <p>Object to the loss of green open space.</p> <p><i>Officer's comment: Planning permission was previously granted 20/03/2017 for an identical extension (planning permission ref: 2016/5427/P). There have not been any significant changes to planning policy or other material considerations since this application was approved. The scale of the extension is considered appropriate for the location and would be a subservient addition to the large host property. Only a small proportion of the roof would be glazed and given the location and size of the glazing, light spill from the extension would have a minimal impact on neighbouring amenity. The existing roof terrace for the upper ground floor flat would be retained and this application does not involve the creation or enlargement of a roof terrace. As the proposal includes the demolition of the outbuilding at the rear of the garden, the loss of garden space would be mitigated and the proposed extension would still allow the retention of the majority of the garden area (102sqm).</i></p> |    |                  |    |                   |    |



## Site Description

The subject site is a lower ground floor flat in a five storey end of terrace house on the north side of Fellows Road. The flat has exclusive access to the rear garden. The site borders a property on Eton Road to the rear and shares a boundary with 136 and 132 Fellows Road.

The site is located within the Belsize Conservation Area and has been identified as a positive contributor within the Conservation Area.

## Relevant History

### Application site

**2016/5427/P:** Erection of a single storey rear extension at lower ground floor level and enlargement of the existing roof terrace with associated landscaping works. Granted 20/03/2017 (Not implemented and expired)

**9401454:** Change of use and works of conversion from house in multiple occupation to five self-contained flats. Granted 04/11/1994

### 132 Fellows Road

**2016/4453/P:** Erection of a single storey side extension to the ground floor flat. Granted 11/10/2016

## Relevant policies

### **NPPF 2021**

### **London Plan 2021**

### **Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

### **Camden Planning Guidance**

Home improvements (January 2021)

Amenity (January 2021)

Biodiversity (March 2018)

### **Belsize Conservation Area Statement (2003)**

## Assessment

### 1. Proposal

1.1. The applicant seeks permission for the following:

- Erection of a 9.3 metre single storey rear extension at lower ground floor level with the installation of a 1.1m high glass balustrade to garden; the extension would create an internal courtyard adjacent to the existing rear elevation. The majority of the roof would be a green roof (with rooflight) apart from a strip of glazed roof adjacent to the garden.
- Enclosure of side passage with door to rear and double glazed sash window to front elevation;
- Alterations to the ground floor side elevation involving an additional window and the replacement of two side windows with a relocated side entrance door;
- Relocation of rear ground floor window facing onto new courtyard.

1.2. Revision

1.3. Following officer's comments, the application was revised to include a green roof above the extension. The application was also revised to include the removal of the existing outbuilding at the rear of the garden.

1.4. Background

1.5. Planning permission was granted 20/03/2017 for an identical development (planning permission ref: 2016/5427/P). That permission has expired, hence the current application.

### 2. 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 Belsize Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

2.2. **Design**

2.3. Rear extension

2.4. The rear extension requires excavation of part of the garden and so could be considered basement development. However, planning permission was granted relatively recently for an identical development (2016/5427/P) at this site. A basement impact assessment was not requested for this previous application and there have not been any significant changes to planning policy or other material considerations since this application was approved. Therefore a BIA is not considered reasonable or necessary in this instance.

2.5. CPG 'Home Improvements' requires rear extensions to be secondary to the main building while Policy BE22 of the Belsize Conservation Area statement requires rear extensions to be as unobtrusive as possible so as not to adversely affect the character of the building or the Conservation Area and in most cases be no more than one storey in height. It is considered that the proposal complies with the policy guidance for the reasons outlined below.

2.6. The proposed full width single storey rear extension would project 9.3m beyond the existing



rear elevation but would nevertheless be in line with the neighbouring extension approved and constructed at 132 Fellows Road (2016/4453/P). The extension would project 5.5m beyond the projecting wing of the property to the west, Number 136. However the lower ground floor extension would not be readily visible from this property as the extension would be below the existing garden level and there is a high boundary wall. From the garden, the extension would be mostly below garden level so would have an unobtrusive appearance.

- 2.7. The scale of the extension is considered appropriate for the location and would be a subservient addition to the large host property. As the proposal includes the demolition of the outbuilding at the rear of the garden, the loss of garden space would be mitigated and the proposed extension would still allow the retention of the majority of the garden area (102sqm).
- 2.8. The extension for the most part would be constructed in matching brickwork with the rear 2m consisting of a glazed frameless conservatory. The simple and contemporary design would not detract from the main property and is considered appropriate for the location at lower ground floor level. A green roof would help maintain biodiversity and enhance the appearance of the new extension from above ground windows of adjoining occupiers. Details of this and information regarding maintenance will be secured by way of condition.
- 2.9. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The extension with green roof is considered to preserve the character and appearance of the conservation area.
- 2.10. Enclosure of side passage and other alterations
- 2.11. The enclosure of the side passage underneath the existing first floor level is considered acceptable. The materials (timber) would match the existing property and the design includes a traditional sash window to the front elevation. The other alterations to the side and rear elevation, including new and replacement sash windows at lower ground floor level, are considered minor and whilst would be visible from the public realm they would be sympathetic to the appearance of the host property.
- 2.12. Amenity**
- 2.13. By virtue of the nature and location of the proposal set behind boundary walls, it is not considered to cause any adverse impacts on the amenity of neighbouring residential occupiers. A 5.4m section of the side boundary wall between the subject property and Number 136 would be increased in height from 1.3m to 2m. The increase in height is considered acceptable and would have minimal impact in terms of loss of sunlight / daylight or increased sense of enclosure. Given the location and size of the glazed roof, light spill from the extension would have a minimal impact on neighbouring amenity.
- 2.14. Conclusion**
- 2.15. Grant conditional planning permission

## **DISCLAIMER**

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 31st January 2022, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Application ref: 2020/4886/P  
Contact: Fiona Davies  
Tel: 020 7974 4034  
Email: [Fiona.Davies@camden.gov.uk](mailto:Fiona.Davies@camden.gov.uk)  
Date: 26 January 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Ko Architects  
Office 18 Network Business Centre  
329-339 Putney Bridge Road  
London  
SW15 2PG  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Basement Flat**  
**134 Fellows Road**  
**London**  
**NW3 3JH**

# DECISION

Proposal:

Erection of single storey rear extension at lower ground floor level, alterations to side elevation including enclosure of undercroft, increase in height of rear side boundary wall and associated landscaping works.

Drawing Nos: Site location plan; 430-A-012 A, 430-A-011 G, 430-A-009 G, 430-A-010 D, 430-A-008 F, 430-A-005 D, 430-A-004 C, 430-A-006 J, 430-A-003 A, 430-A-002 A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; 430-A-012 A, 430-A-011 G, 430-A-009 G, 430-A-010 D, 430-A-008 F, 430-A-005 D, 430-A-004 C, 430-A-006 J, 430-A-003 A, 430-A-001 A, 430-A-002 A

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Demolition of outbuilding

Prior to the commencement of the above ground rear elevation structure, the existing outbuilding at the rear of the garden shall be demolished and removed from the site. Prior to first occupation of the extension hereby approved, the footprint of the removed outbuilding shall be landscaped in accordance with details of soft landscaping that have first been submitted to and approved by the local planning authority in writing.

Reason: To mitigate the loss of garden and to ensure the retention of a reasonably size garden which maximises the contribution to biodiversity and the character of the area in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer