

Delegated Report		Analysis sheet	Expiry Date:	25/06/2021
		N/A / attached	Consultation Expiry Date:	04/07/2021
Officer			Application Number(s)	
Matthew Dempsey			2021/2119/P	
Application Address			Drawing Numbers	
Flat 1 102 Fellows Road London NW3 3JH			Please see Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey front/side extension at lower ground floor				
Recommendation(s):	Had an appeal not been lodged against non-determination, planning permission would have been refused			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed from 08/06/2021, which expired 02/07/2021. A press notice was published 10/06/2021, which expired 04/07/2021.</p> <p>Two objections were received from local residents. Their concerns can be summarised as follows:</p> <ul style="list-style-type: none"> • Proposal is not in keeping with style of the host building. • Inappropriate design. • Negative impact on surrounding area. 					
Belsize CAAC	The Belsize Conservation Area Advisory Committee was consulted on the proposal and no response was received.					

Site Description

The property was originally a villa constructed during the mid-19th Century, typical of neighbouring properties in the immediate vicinity. It is situated on the corner of Fellows Road and Kings College Road. Formerly a single family dwelling-house which has been divided into 5 flats. The host property, at ground floor, benefits from front, side and rear garden areas which help define its' setting. The front / side garden has an existing sunken area, approximately 1.5m below the ground level of the host building. The building is not listed but is situated within the Belsize Conservation Area, and is noted as making a positive contribution.

Relevant History

102 Fellows Road:

2005/1190/P - Erection of a single-storey rear extension. **Refused 01/08/2005.**

2014/3257/P - Alterations to garden landscape, including the replacement and relocation of retaining wall, relocation of patio area and steps, and works of soft landscaping. **Granted 08/09/2014.**

2015/5955/P - Replacement of ground floor windows with doors and replacement of first floor balcony doors to the rear elevation. **Granted 20/01/2016.**

2018/1064/PRE - Erection of two storey rear garden outbuilding for use incidental to the main property (Use Class C3). **Pre-app advice issued, 06/06/2018.**

2019/1297/P – Erection of garden room. **Non- determination, would have refused, 28/10/2019. Appeal dismissed 19/12/2019.**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy A3 (Biodiversity)

Policy D1 (Design)

Policy D2 (Heritage)

Camden Planning Guidance

CPG Design (2021)

CPG Amenity (2021)

CPG Home Improvements (2021)

CPG Biodiversity (2018)

Belsize Park Conservation Area Statement (2003)

Assessment

1.0 Proposal:

- 1.1 Planning permission is sought for the erection of a single storey lower ground floor side extension to the lower ground floor flat.
- 1.2 During the lifetime of the application the following revisions were received:
- Fenestration alterations: rectangular aluminium framed sliding fully glazed doors were superseded by timber framed fenestration broken up by glazing bars and mullions, with curved arched brick lintels and key stone.
 - Roof form: Proposed flat roof with a green roof was superseded by a pitched non-green roof.
- 1.3 The revised scheme was not re-consulted on prior to the non-determination appeal and it was considered to be materially different to the original development proposed.

2.0 Assessment

- 2.1 The main considerations in the determination of this application are:
- Design and heritage.
 - Impacts on neighbouring amenity.

3.0 Design and heritage:

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.
- 3.2 CPG (Home Improvements) states that side extensions should be set back from the main front elevation and appear secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.
- 3.3 The location of the proposed development is at a highly prominent location on the corner of Fellows Road and King's College Road. The existing sunken garden is partially screened by a 1.7m boundary wall to the host property. However, the revised extension would project above the boundary wall and be highly visible in both short and longer views from both Fellows Road and King's College Road.
- 3.4 The proposed extension measures 9.5m by 5m and stands at 4.3m high. It would match the front building line and project 0.6m beyond the existing side bay. It would be constructed in brick with timber framed fenestration. It would provide an additional bedroom with en-suite and dining room.
- 3.5 The revised scheme, is not considered to be an enhancement from the original proposal and it did not address concerns about its scale or detailed design and the removal of the green roof originally proposed does not allow the development to enhance the biodiversity of the site either.
- 3.6 The extension would appear as a dominant addition given its width, depth and height and therefore it would not comply with guidance that an extension should be subordinate in

relation to the host property and that side extensions should be set back from the front elevation. In addition, its excessive height (4.3m high) would mean that its roof pitch would attach onto the host property above its existing ground floor render band which adds to the dominant and disjointed appearance of the proposal.

- 3.7 The revision to include timber framed fenestration is considered to be more suitable than the aluminium framed units initially specified, however the proposed fenestration arrangement is not considered to be in keeping and would dominate the elevations of the extension.
- 3.8 The fenestration proposed would also not be in keeping with the character of the host property or wider Belsize Park conservation area. It is noted that the host building in the main benefits from flat lintel arch window arrangements, whereas the proposed extension is shown with curved lintel arches above the glazing. Additionally, the glazing bar and mullion arrangements as proposed to the extension are not considered to create a good relationship with the host property and would appear incongruous in this prominent front and side position of the host corner site.
- 3.9 As noted above the extension would be visible from both Fellows Road and King's College Road and would appear as an incongruous and dominant addition to a well-proportioned villa at a prominent corner site which would project above the boundary wall.
- 3.10 The proposal is considered to have an insensitive design that has a negative impact the scheme has on the host property. The proposed extension appears clumsily attached to the host building on both the front and side elevations which creates a disjointed and poor relationship. Furthermore, the proposal includes the loss of the ground floor portion of a two storey bay window feature to the side elevation, and the remaining bay at first floor is not well considered with regards to the intersection of host site and proposed development.
- 3.11 Overall, the development is overly dominant and insensitively designed in this prominent corner location. It is considered in terms of its siting, scale and detailed design to harm the character and appearance of the host property, street scene and Belsize Conservation Area. It is contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

4.0 Amenity

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The relevant factors to be considered in this case are the effects on light, privacy and outlook.
- 4.2 Given the nature of the proposed single storey ground floor development, it is not considered to have any negative impact on neighbouring amenity.

5.0 Recommendation:

- 5.1 Refuse planning permission.