

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Langdale Planning Limited
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11th July 2022

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION
15 FITZROY ROAD, LONDON, NW1 8TU**

Planning Portal Reference. PP-11351114

On behalf of Mr and Mrs Waites ('the Applicant'), please find enclosed an application for the 'demolition of the existing rear outrigger and construction of a two storey rear extension and lowering of existing lower ground floor by up to 700mm' at No.15 Fitzroy Road (the 'Site').

Accordingly, the following information accompanies this application:

- Planning Application Form;
- CIL Form;
- Site Location Plan. Ref – 1809_LSP_100;
- Existing Rear Elevation. Ref – 1809_E_201;
- Proposed Rear Elevation. Ref – 1809_E_210 Rev A;
- Existing Front Elevation. Ref – 1809_E_200;
- Existing Landscaping. Ref – 1809_LA_100;
- Proposed Landscaping. Ref – 1809_LA_101;
- Existing Roof. Ref – 1809_EX_104;
- Proposed Roof. Ref – 1809_GA_104;
- Existing Second Floor. Ref – 1809_EX_103;
- Proposed Second Floor. Ref – 1809_GA_103;
- Existing First Floor. Ref – 1809_EX_102;
- Proposed First Floor. Ref – 1809_GA_102;
- Existing Ground Floor. Ref – 1809_EX_101;
- Proposed Ground Floor. Ref – 1809_GA_101 Rev A;
- Existing Lower Ground Floor. Ref – 1809_EX_100;
- Proposed Lower Ground Floor. Ref – 1809_GA_100 Rev A;
- Existing Sections A & B. Ref – 1809_S_240;
- Proposed Sections A & B. Ref – 1809_S_250 Rev A;
- Illustration of Rear Elevation;

- Building Survey Report and Photographs (June 2018);
- Basement Impact Assessment; and
- Design and Access Statement.

The application fee of £206 has been paid electronically on submission of the application via the Planning Portal.

The Site

The Site is located on the eastern side of Fitzroy Road. The property is a single family house (Use Class C3) and comprises a three storey plus basement (lower ground) brick, terraced property with a large rear garden. The property has an existing two storey outrigger on the north east elevation.

The property is not listed but is located within the Primrose Hill Conservation Area and is recognised as making a positive contribution to the character and appearance of the Conservation Area.

The surrounding area is characterised by Victorian terraces, many of which have been extended and altered over time. Many of the neighbouring properties within the terrace have infill extensions projecting from the existing outriggers.

Planning History

In September 2021 planning permission was granted for the erection of a single storey outbuilding in the rear garden of the property with a green roof (Ref – 2021/3071/P). Prior to this, the online planning records show an application in January 1969 for the erection of a rear extension at first and second floor (Ref – H10/12/6/6474).

There are various applications of note at neighbouring properties including a rear extension at ground and lower ground levels at No.17 (Ref – PEX0100194), and at No.9 Fitzroy Road, where planning permission was granted for the lowering of the lower ground floor (Ref – 2010/0031/P).

Proposal

The proposals form part of a wider refurbishment of the house at 15 Fitzroy Road with the aim of improving the energy performance of the home, whilst creating a family home to better suit the needs of the Applicant.

At the rear of the property, the existing single storey rear extension will be demolished and will be replaced with a new outrigger formed of brick with a tall sash window at ground and lower ground levels. A new timber framed infill will also be constructed with a green roof. The brick element of the proposal sits on the same footprint as the existing outrigger, and the new timber framed lightweight infill has been set back from the brick element.

It is proposed to lower the existing finished floor level across the entire lower ground level, including the new extension by up to 700mm to allow a more generous floor to ceiling height to be achieved.

It is also proposed to replace all of the windows in the property comprising white painted timber frames with double glazing to match the existing windows.

Pre-Application

The proposals have been discussed with Officer's at the pre-application stage, and various changes have been made to the scheme in response to the feedback received.

The advice confirmed that a basement impact assessment was required if the existing lower ground floor was lowered by more than 500mm. It is proposed to lower the existing lower ground floor by up to 700mm and as such as Basement Impact Assessment has been undertaken in line with the Council's Guidelines set out in the Basement CPG (January 2021).

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The relevant national planning policy context is provided by the NPPF and NPPG. The current development plan comprises the Camden Local Plan 2017. The Council's Home Improvements Planning Guidance (January 2021), Amenity Planning Guidance (January 2021), Design Planning Guidance (January 2021) and Basements Planning Guidance (January 2021) are also of relevance and are material considerations. Consideration has also been given to the Primrose Hill Conservation Area Statement (2001).

i. Principle of Development

The proposals form part of wider refurbishment plans at the site to create a family home which is suited to modern living. A key part of the project is to reduce carbon emissions and create an energy efficient home in response to the climate change emergency.

The proposals have sought to follow the design principles in the Council's Home Improvements Planning Guidance to create well designed and functional spaces, whilst being complementary to the original Victorian character of the property and respecting the site's location within the Primrose Hill Conservation Area.

Overall, the proposals are deemed to be acceptable in principle and will significantly improve the quality of living accommodation at the property with excellent sustainability and energy credentials.

ii. Design

The NPPF seeks to achieve high quality, beautiful and sustainable buildings. Policy D1 (Design) of Camden's Local Plan seeks to achieve high quality design in all developments, requiring development to be of the highest architectural and urban design quality, which improves the function, appearance and character of an area. Local Plan Policy D2 (Heritage) notes that the Council will seek to preserve and, where possible, enhance Camden's conservation areas.

The existing outrigger has been altered over time and the brickwork is covered in render. Whilst it is acknowledged that the Council's preference would be for the existing outrigger to be retained in its current form, this has not been possible due to its poor condition. This is evidenced in the accompanying Building Survey Report carried out in 2018, which states that:

" Some of the bricks have been repaired using render whilst others repaired using textured coating (photographs 35 & 36). Neither repairs have been carried out to a good standard. The bricks are no longer vapour permeable meaning any moisture within the brick is not able to evaporate externally. Medium moisture meter readings were taken internally indicating moisture is being forced internally. The render and coating will need removing. This will almost certainly damage the brick beneath. Brick repairs will be necessary.

The head of the window frame is flush with the wall. Openings should be recessed to allow a degree of watershed. It is therefore important decorations to the frame are maintained at all times to prevent decay.

Tiles have been fitted to the head of the elevation presumably to provide a degree of watershed above the aforementioned window (photograph 37). This will have little effect. The tiles are now damaged. These should be removed”.

The existing outrigger will be demolished and, in its place, a two storey structure formed of London stock brick will be constructed.

In response to the feedback received at the pre-application stage, the proposal seeks to provide a carefully considered design with appropriate proportions of solid and lightweight materials and glazing, which respects the existing pattern of development within the terrace.

The ‘solid’ element of the proposal reflects the scale and bulk of the existing outrigger, but will be of a much higher quality. Adjacent to the ‘solid’ area will be a ‘lightweight’ element set back from the ‘solid’ element, consisting of a new full width hardwood framed infill with double glazed sash windows. This lightweight element has been designed to be read as an extension and it has been set back to further emphasize the difference between the two parts. The lightweight element will also have a green roof.

The proposed rear extension will result in the additional of 22 sqm of net additional floorspace and is subordinate to the existing house. The overall increase in floorspace and built footprint is modest and more than adequate garden will be retained.

The lowering of the lower ground level by a maximum depth of 700mm will not be easily noticeable from the public realm and is considered acceptable in accordance with Local Plan Policy A5. Furthermore, it will not cause any harm to the amenity of neighbouring properties, the stability of the building, damage the character of the area or cause drainage or flooding problems in line with the Council’s Basement Planning Guidance. In response to the advice provided at the pre-application stage, a Basement Impact Assessment (BIA) is provided and has been prepared in line with the BIA proforma. The BIA demonstrates that the lower depth will not have any adverse impacts on neighbouring properties. It will not result in any changes to the existing local drainage or flooding conditions and will not result in any changes to ground movement.

It is noted that the prevailing character of the local area includes a mix of brick, render, timber and metal. In accordance with local plan policies D1 (Design), D2 (Heritage) and CC2 (Adapting to Climate Change), the proposal will predominately use London stock brickwork and hardwood. These high quality materials have chosen to be durable and sustainable but also sympathetic to the character of the house and Conservation Area in accordance with Council’s Home Improvements and Design Planning Guidance.

Overall, the design has evolved to reflect the feedback received at the pre-application stage. The extension differentiates between the ‘solid’ and ‘lightweight’ elements using high quality materials. The extension represents an enhancement to the host building, the terrace of which it forms part, and the wider conservation area.

iii. Amenity

It is not considered that the proposals will result in any harmful effects on the amenity of nearby residential properties in line with the Council’s Amenity Planning Guidance and Policy A1, which states that the Council will seek to protect the quality of life of occupiers and neighbours and ensure the amenities of occupiers and neighbouring is protected.

The proposed rear extension will not extend any further than the existing outrigger, and is similar in design to the existing extensions on neighbouring properties. Adequate space will be maintained between the windows of habitable rooms in existing properties directly facing 15 Fitzroy Road. The proposals will also ensure that adequate levels of daylight and sunlight are maintained at neighbouring properties.

iv. Conservation Area

The historic and architectural interest of the building and its location in the Primrose Hill Conservation Area has been fully taken into account throughout the design process. The proposals are considered to preserve and enhance the character and appearance of the Conservation Area.

v. Sustainability

The Applicant's desire to create a sustainable home is fully in line with the NPPF which encourages design which promote high levels of sustainability and help to raise the standard of design in an area, whilst fitting in with the overall form and layout of their surroundings. It also reflects the government's ambitions to improve energy efficiency in homes in order to meet net-zero targets and to maximise environmental benefits.

The installation of an air source heat pump at the property will contribute towards reducing the UK's carbon emissions and helping the UK to meet its climate targets in line with government's policies.

The NPPF also recognises that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

vi. Flood Risk

The site is at low risk of flooding and it is not considered that the proposals would impact flood risk in any way. The BIA demonstrates that the lowering of the lower ground floor by up to 700mm will not have any adverse impacts on flooding or drainage.

Summary

The proposals represent a well thought out and considered addition to the property to enable it to become a modern family home with excellent energy credentials. The design of the rear extension has been altered in response to the feedback received at the pre-application stage and results in a high quality design, which respects the pattern of development within the terrace, enhancing the conservation area. The proposals are in accordance with the relevant national and local planning policies including the Council's Home Improvements CPG, the Primrose Hill Conservation Area Statement and the Basement Planning Guidance.

I trust that the enclosed information is in order and I look forward to receiving confirmation that the application has been validated. Should you require any further information or wish to discuss the proposals then please contact Catherine Stephens on 07779 003614.

Yours Sincerely,

Catherine Stephens MRTPI
Director, Langdale Planning Limited
Enc.