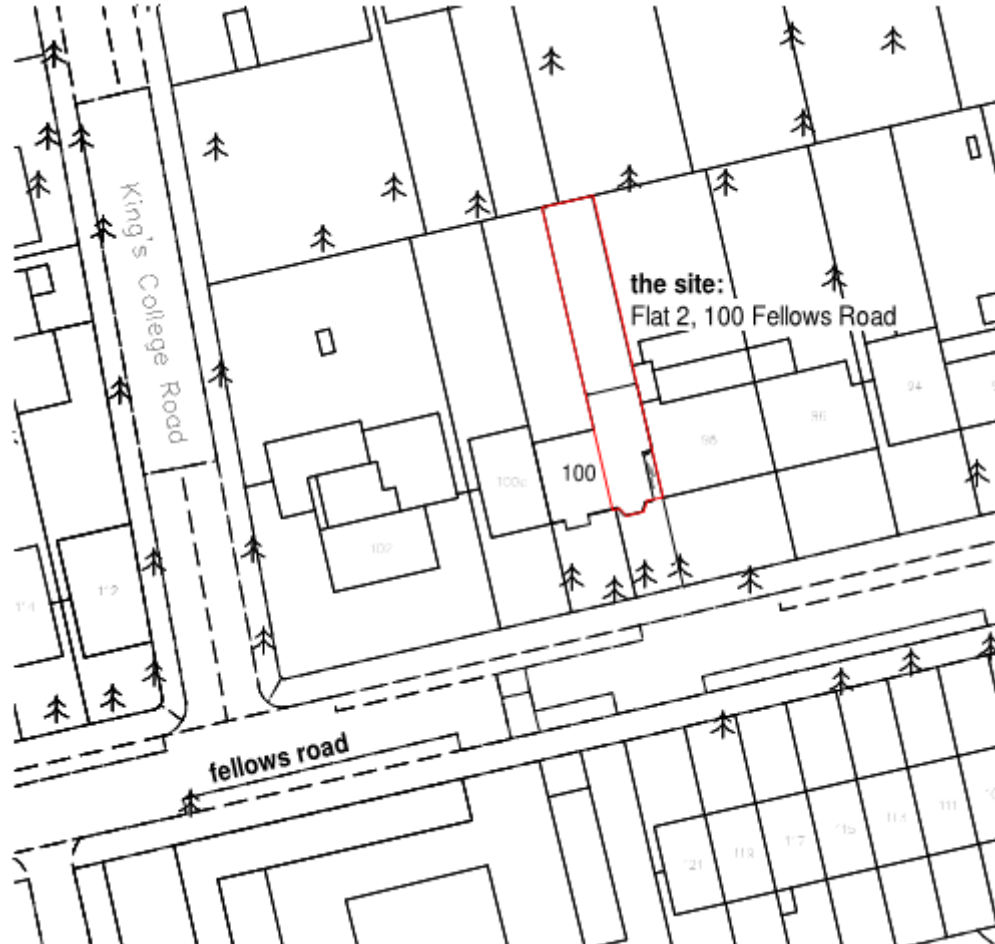
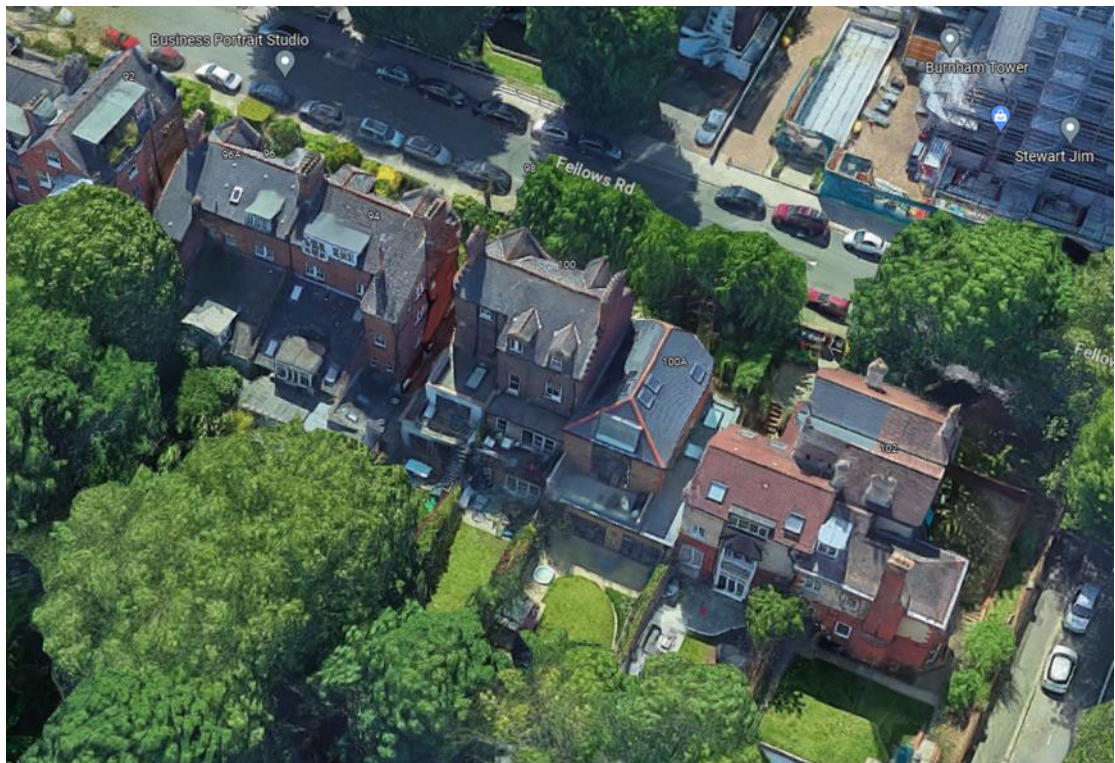


# 2022/0254/P - Flat 2 100 Fellows Road



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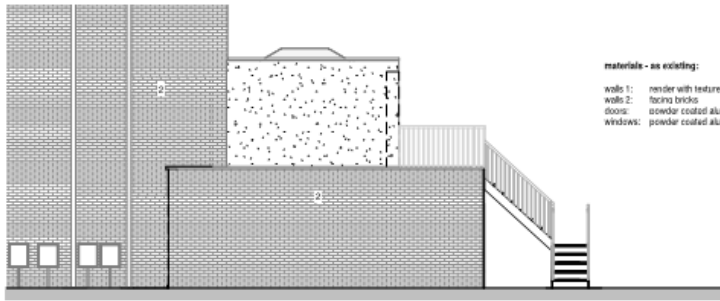
# Site Photographs



1. Aerial View



2. Rear elevation



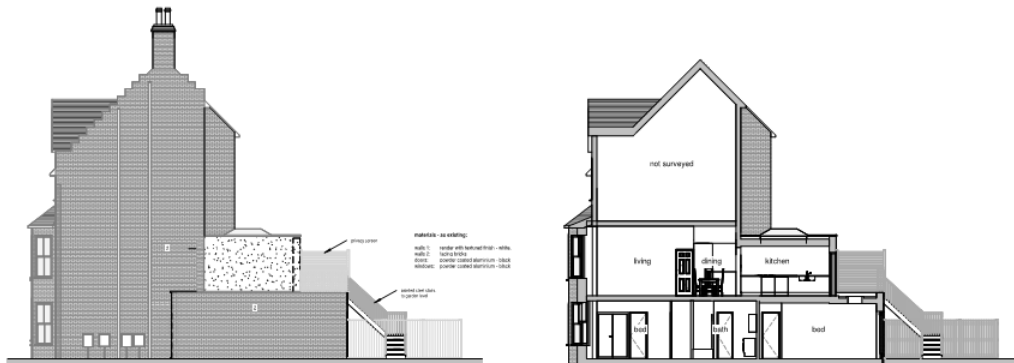
materials - as existing:  
 walls 1: render with textured finish - white  
 walls 2: facing bricks  
 doors: powder coated aluminium - black  
 windows: powder coated aluminium - black



2 06.3 East elevation - as existing  
 p302 1:100

1 07.3 North elevation - as existing  
 p302 1:100

### 3. Existing section and elevation



2 06.3 East elevation - as existing  
 1:100

3 10.3 Transverse Section 01 - existing  
 1:100



1 07.3 North elevation - as existing  
 1:100



### 4. Proposed elevations and section

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>18/03/2022</b>
	N/A		<b>Consultation Expiry Date:</b>		<b>30/08/2022</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Josh Lawlor			2022/0254/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 2 100 Fellows Road London NW3 3JG			See 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>					
Single storey rear extension, including enlarged roof terrace above and relocation of access stairs to garden					
<b>Recommendation:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Summary of consultation:</b>		Site notices were displayed near to the site on 09/03/2022 (expiry 02/04/2022).  The application was also publicised in the local press from 18/07/2019 (expiry 11/08/2019).			
<b>Adjoining Occupiers:</b>		No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>		A neighbouring resident made the following representation:  <i>There are no documents relating to the proposed single rear extension with associated alteration published on the Camden Council planning web page.</i>  <b>Officer response:</b> the drawings and documents were made public when the application was registered.			

<b>Belsize CAAC</b>	<p>The Belsize CAAC made the following objection:</p> <p>1. Please show context adjoining buildings in plan, section and elevation</p> <p><b>Officer response to point 1:</b></p> <p>1. <i>Context drawings have been provided in elevation and section to an appropriate level of detail to enable an assessment of the application. These drawings were sent to the CAAC to provide additional comment but no response was received. It is noted that the CAAC has not objected to the design of the extension. Please see the design and heritage section for an assessment of the proposals</i></p>
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### Site Description

This application relates to a lower ground floor flat (Class C3) situated within 100 Fellows Road, which is three storey red brick building identified as a positive contributor within the Belsize Park Conservation Area. The building has an existing lower ground floor extension with an escape stair.

### Relevant History

**Ref: 2014/6647/P** for the erection of two storey rear extension with terrace area including timber privacy screen and new staircase and single storey side extension **Granted 22/01/2015.**

### Relevant policies

- National Planning Policy Framework (2021)**
- The London Plan (2021)**
- Camden Local Plan (2017)**
  - A1 Managing the Impact of Development
  - D1 Design
  - D2 Heritage
- Camden Planning Guidance**
  - Amenity - January 2021
  - Home improvements - January 2021
- Belsize Conservation Area Statement (2003)**

### Assessment

**1. The proposal**

1.1. Planning permission is sought for a single storey rear extension with a depth of 2.5m at lower ground floor level. The terrace and associated privacy screen at upper ground floor level will be extended to the north by approximately 1200 mm. The existing steel dog-leg stairs will be replaced with a black painted steel spiral stair.

## **2. Assessment**

- 2.1. The principal considerations material to the determination of this application are as follows:
- The visual impact upon the character and appearance of the host property, streetscene, local area (Design and Heritage)
  - The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

## **3. 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 contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 3.2. The extension is subordinate to the host building and represents the established depths and heights of neighbouring rear development. The extension would have the same depth as the neighbouring extension at no.96 Fellows Road. The finishes will be a white monocouche render on the garden elevation and facing brick on the side elevations all to match the existing finishes in these locations. The modest extension of the privacy screen is acceptable in terms of design. It would be made of timber and would have a height of 1.8m. The use of this natural material is supported when compared with obscure glass. The relocated and re-designed stair is also acceptable in design terms. The development would not be visible from the public realm and would preserve the character and appearance of the Belsize Conservation Area.
- 3.3. 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 [ERR] 2013.

## **4. Residential Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2. Given the size, orientation, and relation of the extension to the neighbouring properties there will be no overshadowing of the rear gardens or other amenity spaces to these properties.
- 4.3. The original grant of planning permission including a privacy screen to control overlooking of the adjoining flat. The 1.8m privacy screen will be extended to ensure that overlooking of the neighbouring building remains controlled and satisfactory. The installation of this screen is secured by condition 4.

## **5. 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 Tuesday 6th February 2023, 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: 2022/0254/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk  
Date: 31 January 2023

**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)

Ifor Rhys Ltd  
Lower Barn  
4 Blenheim Road  
Horspath  
Oxford  
OX33 1RY

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Householder Application Granted**

Address:

**Flat 2**  
**100 Fellows Road**  
**London**  
**NW3 3JG**

# DECISION

Proposal:

Single storey rear extension, including enlarged roof terrace above and relocation of access stairs to garden

Drawing Nos: P300; P301; P302B; P303; P304B; Design and Access Statement dated Jan 2022

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:



P300; P301; P302B; P303; P304B; Design and Access Statement dated Jan 2022

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 The 1.8 metre high screen, as shown on the drawings hereby approved (no. p404B) shall be erected prior to the commencement of use of the roof terrace and shall be permanently retained thereafter.

Reason: To safeguard the residential amenities of neighbouring occupiers in accordance with the requirements of Camden Local Plan (2017) Policy A1 (Managing the impact of development)

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.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**