

Application ref: 2022/3849/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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N4 Architecture Ltd  
95 Queens Drive  
Top Floor Flat  
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N4 2BE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**29 Fitzroy Road**  
**London**  
**Camden**  
**NW1 8TP**

#### **Proposal:**

Erection of single storey lower ground floor extension, replacement of all rear windows, erection of first floor rear roof terrace, enlargement of ground floor balcony and installation of 2 x rooflights at main roof level.

Drawing Nos: 2207/PE/500/001 REV A; 2207/PE/1250/001 REV A; 2207/PE/50/005;  
2207/PE/50/006; 2207/PE/50/007; 2207/PE/50/008; 2207/PE/100/001;  
2207/PP/50/007 REV B; 2207/PP/100/001; 2207/PP/50/005 REV B; 2207/PP/50/006  
REV B; 2207/PP/50/008 REV 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

2207/PE/500/001 REV A; 2207/PE/1250/001 REV A; 2207/PE/50/005;  
2207/PE/50/006; 2207/PE/50/007; 2207/PE/50/008; 2207/PE/100/001;  
2207/PP/50/007 REV B; 2207/PP/100/001; 2207/PP/50/005 REV B;  
2207/PP/50/006 REV B; 2207/PP/50/008 REV 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The rear second floor staircase landing window shall be replaced with the existing original rear first floor staircase landing window, as shown within the approved drawing '2207/PP/50/005 REV B'.

Reason: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, details including sections at 1:10 of all rear and side windows (including jambs, head and cill), and external doors shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site has a small courtyard to the rear of the property. The single storey rear 'infill' extension would be located between the boundary with Fitzroy Yard (Primrose Hill Studios - The Lodge) and the existing two storey rear projection. The extension would be small in scale and constructed with painted render to match the existing rear projection, thus it would be sympathetic to the host and surrounding properties. It would involve the loss of a small area of planting in the rear courtyard, however this would be replaced with a green roof above the extension and additional planting on the first floor rear projection flat roof. The proposals would not harm the appearance of the building or the Conservation

Area unduly.

The replacement of all rear casement windows with traditional timber sash windows would appear similar to many examples of neighbouring rear windows, and these would not harm the appearance of the conservation area. New timber casement doors would replace the rear window at first floor and the side/rear window at lower ground floor. The original first floor window would be reused to replace the window above, and secured via condition. The replacement windows and doors would not be visible from the street and would be in keeping with the character and appearance of the host and neighbouring buildings.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

A new terrace is proposed at first floor on the roof of the existing rear projection. The revised new metal balustrade is set in from the boundary and the rear of the flat roof by approx. half the width on both sides, and the terrace would appear to occupy approx. three quarters of the flat roof. The remaining cut out area would provide a planted green roof and would ensure there is limited overlooking. The privacy screen has been reduced in depth to prevent harm in terms of overbearing and loss of daylight/sunlight. It would not occupy the entire flat roof, due to the location of the planters and although some overlooking opportunities would still be introduced, it is considered the revised terrace would not cause a significant harm in terms of neighbouring amenity at any neighbouring occupiers.

The two proposed rooflights would sit on the flat roof of the existing mansard roof extension and would be modest and conservation style. There are many other neighbouring roofs with a similar number of rooflights and they are not considered to result in harmful light spill impact due to their size and siting on the roof.

The existing ground floor rear balcony would be extended slightly (less than 2sqm) to the boundary wall shared with the side road. It would be tiled and include a new metal balustrade, which is appropriate in terms of design, scale and materials. Due to the small increase in scale and siting overlooking the side road, the proposal would not result in undue harm to neighbouring amenity.

The proposed single storey rear 'infill' extension would not be unduly overbearing or overshadowing upon the neighbouring site at no.27. The proposed extension would not project significantly above the nearest neighbouring window. Additionally, views from the new side window would be concealed by the existing shared boundary wall and does not overlook any neighbouring sites.

No objections have been received prior to making this decision. One letter of support was received by the occupiers of no.27 Fitzroy Road. The Primrose Hill

CAAC withdrew their objection on the basis of the revised roof terrace, rooflights and conditions added for windows and doors. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 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.
- 4 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer