

Application ref: 2022/5630/P  
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Date: 18 August 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

Phone: 020 7974 4444

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Twining Design  
330 West End Lane  
St Pancras Way  
London  
NW6 1LN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**37 B Fitzjohn's Avenue**  
**London**  
**Camden**  
**NW3 5JY**

#### Proposal:

Proposal for a front and rear infill at 1st floor, an increase in ridge height by 300mm and the replacement of the existing PVC windows at front and rear with new double glazed windows at 37B Fitzjohn's Avenue, London NW3.

Drawing Nos: GA-EX-SEC-AA Rev B, GA-EX-EL-02 Rev B, GA-EX-EL-01 Rev B, GA-EX-PL-03 Rev A, GA-EX-PL-04 Rev A, GA-EX-PL-05 Rev A, GA-EX-PL-02 Rev A, GA-EX-PL-01 Rev A

GA-PR-SEC-AA Rev B, GA-PR-PL-05 Rev B, GA-PR-PL-04 Rev B, GA-PR-PL-03 Rev B, GA-PR-PL-02 Rev B, GA-PR-PL-01 Rev B, GA-PR-EL-02 Rev B, GA-PR-EL-01 Rev B.

Design and Access Statement Rev B, GA-BLOCK-00 Rev A, GA-SITE-00 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

GA-EX-SEC-AA Rev B, GA-EX-EL-02 Rev B, GA-EX-EL-01 Rev B, GA-EX-PL-03 Rev A, GA-EX-PL-04 Rev A, GA-EX-PL-05 Rev A, GA-EX-PL-02 Rev A, GA-EX-PL-01 Rev A

GA-PR-SEC-AA Rev B, GA-PR-PL-05 Rev B, GA-PR-PL-04 Rev B, GA-PR-PL-03 Rev B, GA-PR-PL-02 Rev B, GA-PR-PL-01 Rev B, GA-PR-EL-02 Rev B, GA-PR-EL-01 Rev B.

Design and Access Statement Rev B, GA-BLOCK-00 Rev A, GA-SITE-00 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of infills at front and rear 1st floor elevations, a 300mm ridge height increase to maintain a staggered appearance between the 3 terraces and the replacement of glazing on the upper floors to double glazing. The proposal will remain as a 5 bedroom dwelling.

The property is a four-storey mid-terrace 1960s townhouse. The houses are very much of their time as tall and narrow townhouses. They have a strong sense of verticality, which is accentuated by the projecting and recessed planes which articulate the front and rear facades and give the overall terrace and each individual house a strong sense of scale.

As part of the conservation consultation the proposed development has been scaled back from a front and rear infill extension to the 1st, 2nd and 3rd to a front and rear infill of the 1st floor only to preserve the vertical identity of the terraces. The visibility of the proposed infill extension from the street would be minimal as it would not project beyond the front or rear elevations of the rest of the property and is therefore considered acceptable.

The proposed 300mm ridge height increase would help preserve the staggered affect between the three terraces, this was altered when 37C Fitzjohn Avenue increased the ridge height and now appears visibly dominant under application number 2022/2885/P. Conservation has raised no objection to the increase in ridge height, nor to changing the glazing of the building to double glazing.

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.

The proposal is not considered harmful to the amenities of the neighbouring properties in terms of loss of daylight, outlook and privacy or noise disturbance. The increased in roof height by 300mm, and front and rear infill to the first floor would not affect neighbouring light or outlook.

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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer