

Application ref: 2022/0474/P
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Date: 24 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
27 Fitzroy Road
London
NW1 8TP

Proposal:

Amalgamation of two flats into a single dwellinghouse, replacement of existing part with double-storey rear extension with a full width double-storey rear extension. Construction of a single-storey basement under the existing footprint of the dwelling and a proportion of the rear garden with rear lightwell.

Drawing Nos: 21_02_001_P1, 21_02_001A_P1, 21_02_100_EX1, 21_02_101_EX1, 21_02_102_EX1, 21_02_103_EX1, 21_02_104_EX1, 21_02_105_EX1, 21_02_110_EX1, 21_02_111_EX1, 21_02_112_EX1, 21_02_120_EX1, 21_02_121_EX1, 21_02_150_P1, 21_02_151_P1, 21_02_152_P1, 21_02_153_P1, 21_02_154_P1, 21_02_155_P1, 21_02_170_P1, 21_02_171_P1, 21_02_B300_P1, 21_02_300_P2, 21_02_301_P1, 21_02_302_P1, 21_02_303_P1, 21_02_304_P1, 21_02_305_P1, 21_02_310_P3, 21_02_311_P3, 21_02_312_P1, 21_02_320_P1, 21_02_321_P4, 21_02_300.1_P1, 21_02_302.1_P1, Campbell Reith 27 Fitzroy Road London NW1 8TP Basement Impact Assessment Audit rev F1 ref 13693-69 dated May 2023, 27 Fitzroy Road London NW1 8TP Desk Study, Basement Impact Assessment Ground Investigation and Ground Movement Analysis Report by GEA Franklin Walding dated October 2022 ref J21276 rev 2, 27 Fitzroy Road London NW1 8TP Flood Risk Assessment and Surface Water Management Report by morph structures project ref 3149 dated January 2023, BS 5837 Arboricultural Report & Impact Assessment ref 011666 by Crown Tree Consultancy dated 10th November, Tree Constraints Plan CCL 11666/TCP rev 1 011666 by Crown Tree Consultants,

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: 21_02_001_P1, 21_02_001A_P1, 21_02_100_EX1, 21_02_101_EX1, 21_02_102_EX1, 21_02_103_EX1, 21_02_104_EX1, 21_02_105_EX1, 21_02_110_EX1, 21_02_111_EX1, 21_02_112_EX1, 21_02_120_EX1, 21_02_121_EX1, 21_02_150_P1, 21_02_151_P1, 21_02_152_P1, 21_02_153_P1, 21_02_154_P1, 21_02_155_P1, 21_02_170_P1, 21_02_171_P1, 21_02_B300_P1, 21_02_300_P2, 21_02_301_P1, 21_02_302_P1, 21_02_303_P1, 21_02_304_P1, 21_02_305_P1, 21_02_310_P3, 21_02_311_P3, 21_02_312_P1, 21_02_320_P1, 21_02_321_P4, 21_02_300.1_P1, 21_02_302.1_P1, Campbell Reith 27 Fitzroy Road London NW1 8TP Basement Impact Assessment Audit rev F1 ref 13693-69 dated May 2023, 27 Fitzroy Road London NW1 8TP Desk Study, Basement Impact Assessment Ground Investigation and Ground Movement Analysis Report by GEA Franklin Walding dated October 2022 ref J21276 rev 2, 27 Fitzroy Road London NW1 8TP Flood Risk Assessment and Surface Water Management Report by morph structures project ref 3149 dated January 2023, BS 5837 Arboricultural Report & Impact Assessment ref 011666 by Crown Tree Consultancy dated 10th November, Tree Constraints Plan CCL 11666/TCP rev 1 011666 by Crown Tree Consultants, Impact Assessment Plan CCL 11666 IAP rev 1 by Crown Tree Consultants.

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 Prior to commencement of development, full details in respect of a green roof (native wildflowers) shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. a plan and section at a scale of 1:20 with manufacturers details

demonstrating the construction and materials used

iii. full details of planting species and density The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of at least two replacement trees, any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works, including the two replacement trees, shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area

inaccordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 9 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment ([Basement Impact Assessment Ground Investigation and Ground Movement Analysis Report by GEA Franklin Walding dated October 2022 ref J21276 rev 2 and Campbell Reith 27 Fitzroy Road London NW1 8TP Basement Impact Assessment Audit rev F1 ref 13693-69 dated May 2023]) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 10 A 300mm upstand must be built around the basement lightwell and entrance points at basement level to inhibit rainwater running into the new basement.

Reason: To safeguard the property from water ingress so that the development has minimal impact on the host building and property in accordance with policy A5 of the London Borough of Camden Local Plan 2017.

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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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) 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.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer