

# 47A Fitzroy Road - Site location plan



## 47A Fitzroy Road – Pictures



Aerial view. Primrose Hill Studios at the bottom of the image. The application site is the second terrace property on the left hand side.



Aerial view. Application site on right hand side.





Views of rear garden.

<b>Delegated Report</b> <b>(Members Briefing)</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>04/12/2013</b>
	N/A / attached		<b>Consultation Expiry Date:</b>	14/11/2013
<b>Officer</b>		<b>Application Number(s)</b>		
Carlos Martin		2013/5591/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
47A Fitzroy Road London NW1 8TP		Refer to draft decision notice		
<b>Proposal(s)</b>				
Erection of an outbuilding at the rear of the garden.				
<b>Recommendation(s):</b>		<b>Grant</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. notified	<b>11</b>	No. of responses No. Electronic	<b>01</b> <b>01</b>
<b>Summary of consultation responses:</b>	Press notice published from 24/10/2013 to 14/11/2013. Site notice displayed from 16/10/2013 to 06/11/2013.  1x support comment.			
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Primrose Hill CAAC: objects on the following grounds:</p> <p>This small building seems to have been located and designed to maximise the harm it does to its surroundings, which include the setting of the Listed Buildings just over the wall, in Primrose Hill Studios. This is not acceptable either in terms of the setting of the Listed Buildings or of the character and appearance of the conservation area.</p> <p>The building is described as both a garden store and a garden room and could be designed to minimise its impact.</p> <p><u>Officer's comments:</u></p> <p>The proposed shed would only project 0.5m above the existing garden enclosure, which is 2.0m high. Although it is located at the rear end of the garden it is not considered that it would harm the setting of the listed Primrose Hill Studios, which feature their own gardens, ensuring that the shed is well away from the listed buildings. The scale and location of the proposed shed are considered acceptable and would not harm the character and appearance of this part of the conservation area.</p>			

## Site Description

The application site is located on the east side of Fitzroy Road and comprises a three storey mid terrace property that has accommodation in the basement and within the roof. The property is separated into self-contained flats.

The building is not listed and is located within the Primrose Hill Conservation Area. The building (as part of the row of 1-57 odd) is identified as making a positive contribution to the character and appearance of the conservation area. The site backs onto the listed Primrose Hill Studios.

## Relevant History

2010/3147/P: Planning permission was granted on 17/08/2010 for additions and alterations to include installation of new timber front door and additional glazing to front entrance of lower ground floor flat.

2004/4192/P: Planning permission was granted on 07/12/2004 for alterations to the roof to enlarge rear dormer and installation of 2 rooflights and alteration of rear window and door openings.

2004/4192/P: Planning permission was granted on 17/12/2004 for the alterations to the roof to enlarge rear dormer and installation of 2 rooflights and alteration of rear window and door openings.

PE9700643: Planning permission was granted on 24/11/1997 for the erection of a conservatory at the rear.

## Relevant policies

### **National Planning Policy Framework 2012**

### **The London Plan 2011**

### **LDF Core Strategy and Development Policies 2010**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Planning Guidance 2011**

CPG1 (Design)

CPG6 (Amenity)

### **Primrose Hill conservation area statement 2000**

## Assessment

### 1. Proposal

2. Planning permission is sought for the erection of a cedar shed at the rear end of the garden. The proposed shed would feature a flat roof and a set of double glazed doors on its south elevation plus a window on the west elevation. It would be 3.5m wide by 2.8m deep and would be 2.5m high.

### 3. Main planning considerations

4. The main planning issues to be considered are the impact of the proposal in terms of design and conservation and the impact of the proposal on the amenity of neighbours.

### 5. Design

6. The proposed shed is of a reasonable size and scale and the property would retain a reasonably sized garden where mature vegetation could be sustained, as required by policy and guidance. The proposed wood material is considered appropriate for a back garden development and would assist to integrate the structure in the garden, minimising its visual impact. Given its location, at the far end of the garden, the proposal is not considered harmful to the character and appearance of the property or the conservation area generally.

7. There is a timber bike store/cupboard in the garden already which is not shown on the submitted drawings. However, the applicants have confirmed in writing that this structure will be removed if approval is granted. This written confirmation will be included in the decision notice to ensure that the removal of this structure is part of the permission and must be implemented.

### 8. Amenity

9. The location and height of the proposed shed and the existing enclosure around the perimeter of the garden would ensure that the proposed structure does not have any significant impact in terms of loss of light or increase sense of enclosure for neighbouring properties.

### 10. Recommendation

11. In summary, it is considered that the proposal would comply with relevant design and amenity policies and consequently approval is recommended.

## DISCLAIMER

Decision route to be decided by nominated members on Monday 2<sup>nd</sup> December 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'

Mr Ken Cooper  
40 Norsey View Drive  
Billericay  
Essex  
CM12 0QR

Application Ref: **2013/5591/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 2717

28 November 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**47A Fitzroy Road**  
**London**  
**NW1 8TP**

**DECISION**

#### Proposal:

Erection of an outbuilding at the rear of the garden.

Drawing Nos: Site location plan; 12/05/04 (block plan); 12/05/04 (plan/section); 12/05/04 (elevations); Ken-Bobbie's e-mail dated 27/11/2013.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Conditions and Reasons:

- 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: Site location plan; 12/05/04 (block plan); 12/05/04

(plan/section); 12/05/04 (elevations); Ken-Bobbie's e-mail dated 27/11/2013.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)