



**Development Control
Planning Services**
London Borough of Camden
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Mark Amos (596)
Brooks Murray Architects
8-10 New North Place
London
EC2A 4JA

Application Ref: **2005/4621/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 3500

16 February 2006

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
5 Fitzroy Close
London
N6 6JT

Proposal:

Erection of a new glazed and rendered rear addition at roof level; two roof terraces; two-storey side extension on eastern elevation; and full height glazed front entrance on dwellinghouse.

Drawing Nos: Drawing Issue Sheet x 3; 596-001; 002; 003; 004; 006; 007; 008; 009B; 010; 015; 016; 017; 019; 021; Design Statement.

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 approved shall not be commenced until details demonstrating that the southwest roof terrace would not allow overlooking views into the NorthWest-facing rear windows of number 3 Fitzroy Close, have been submitted to and approved by the Local Planning Authority. The details shall include suitable mitigation measures preventing overlooking if views are possible.

Reason:

To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policies RE2 & EN19 of the London Borough of Camden Unitary Development Plan 2000 and policy SD6 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 3 Details of the sections, elevations, plans and materials to be used on the full height glazed front entrance shall not be otherwise than as submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include details of how the steel sections of the glazed element shall be fixed to the main building, including at ground and cornice lines and where it meets the door. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000, and policies B1, B3 and B7 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

- 4 A sample panel of the glazed front entrance shall be submitted to and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and policies B1, B3 and B7 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

Informative(s):

- 1 Reasons for granting permission.

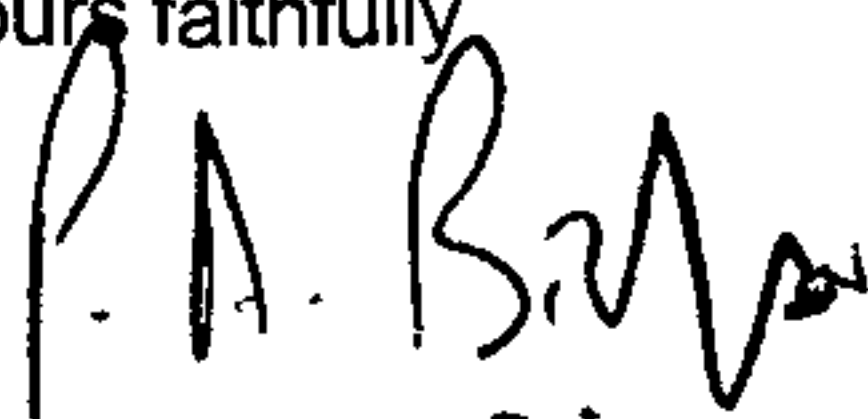
The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2, EN1, EN13, EN14, EN18, EN19, EN21, EN22, EN24, EN31, HR1, HR2, HR3, HR4, HR5, HR6, HR7, HR8 and policies SD6, B1,

B3, B7 and B9 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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 Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.
- 3 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).

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)