

Kasia Whitfield
r & k systems ltd
Garden Flat
90 Fellows Road
Belsize Park
London
NW3 3JG

Application Ref: **2016/3564/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

1 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
17 Fitzjohn's Avenue
London
NW3 5JY

Proposal:

Replace 3 rear windows with 3 French doors and 2 associated balconies at third floor level.
Drawing Nos: FA1-PP1 Rev B; FA1-PP2 Rev B; FA1-3 Rev B; FA1-4 Rev B; FA1-EX1;
FA1-EX2 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans FA1-PP1 Rev B; FA1-PP2 Rev B; FA1-3 Rev B; FA1-4 Rev B; FA1-EX1; FA1-EX2 Rev A

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

Informative(s):

- 1 Reasons for granting permission.

The proposed balconies, French doors, and associated balustrading, to the third floor rear elevation, would be consistent with an approval issued for the property in 2009 in terms of design, although the depth proposed (1.2m) is 0.3m smaller than what was originally approved (2009/3328/P). The proposed balustrading would match the existing host building with regards to style and materials. The replacement of rear facing windows with French doors is not considered to be detrimental to the appearance or character of the area and as such is considered acceptable and have limited impact on the character and appearance of the Fitzjohn's Netherall Conservation Area.

Due to the presence of existing rear facing balconies to the top and lower floors, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers with regards to loss of privacy or overlooking. No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).

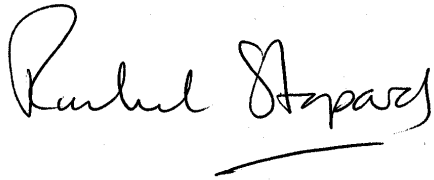
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities