

Sam Shah
Argyle House
First Floor (South)
Northwood Hills
Middlesex
HA6 1NW

Application Ref: **2016/4057/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

8 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11 Fitzjohn's Avenue
London
NW3 5JY

Proposal:
Installation of roof extension with dormer windows; installation of windows at first floor level and replacement of fenestration to front elevation; balustrading at second floor level front and rear elevations; replacement of single story side extension and rear extension.
Drawing Nos: Site location Plan; 200/A; 201/A; 202/B; 203/A; 104/B; 105/B; 106/B; 107/B; 108/B; 109/B; 110/E; 112/F; 113/F; 114/G; 115/F; 116/D; 117/D; 118/D; 119/C; 120/C; 121/C; 122/C.

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 [Site location Plan; 200/A; 201/A; 202/B; 203/A; 104/B; 105/B; 106/B; 107/B; 108/B; 109/B; 110/E; 112/F; 113/F; 114/G; 115/F; 116/D; 117/D; 118/D; 119/C; 120/C; 121/C; 122/C.]

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth .

b) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, of all new window and door openings. at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Samples and manufacturer's details of new facing materials to be provided on site] and retained on site during the course of the works.

The sample panels of all facing materials should include (but not be limited to) brickwork, clay roof tiles, decorative hung clay tiles, flat arched red rubbers, samples of the decorative terracotta detailing including the decorative feature panels to front and side elevations, decorative elements to top the chimney stacks and the varies corncing, demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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.
- 3 Reasons for granting permission.

The site is located on the west side of Fitzjohn's Avenue and is highlighted as making a positive contribution to the character and appearance of the Conservation area. At the rear it contains a large modern single storey extension linked to the property. The building is in reasonable condition but does not contain the quality or quantity of embellishments found on neighbouring properties and has had its front steps largely removed.

The proposal removes some floorspace that currently links the modern garden structure from the house. This would be replaced with extensions to the main building in a similar architectural style to the original. The roof form would be adjusted and enlarged retaining a similar form to existing and rebuilt in the same style.

The scale of the application site, when compared with its larger neighbours is slightly diminutive and in this context; the principle of the proposed increase in the scale of the building is considered appropriate.

The proposed extensions would preserve the features of merit, such as the bay windows, canopies and gables with brick as the dominant material which is articulated with stone and plaster entablatures, sills and lintels. The additional volumes would only add to the layering expected for a large urban villa of this type and would not compete with, or overwhelm, the host building. The single storey side porch would retain the gap between the buildings allow for glimpses to the green spaces behind, giving a sense of vista to the street, whilst the minor elevational alterations would retain the architectural character of the building.

The proposed roof extension, in accordance with adjoining properties would

emphasise the roof from the street, by installing front and side dormers and is considered to preserve as well as enhance the imposing character of the house and other villas in the immediate vicinity of the site.

The proposal would re-provide 14 units, with the resultant uplift (418m²) enlarging existing undersized units, providing a good and much improved standard of accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in the London Plan.

Although the scale of the house would increase, in terms of its scale and depth to the rear, due to the extensions location, position and proximity, would not harm the amenity of any adjoining residential occupiers in terms of loss of sunlight/daylight or outlook. Additional fenestration at roof level and within the rear/side extensions would not result in a loss of privacy to adjoining occupiers.

Given that the number of units will be retained rather than increased, it not considered necessary for this development to be car-free, nor for additional cycle/refuse storage to be provided. As a result of the nature and extent of works proposed, in addition to good access to all areas of the site, a Construction Management Plan would not be required in this instance.

Two comments have been received and taken into consideration prior to making this decision. The sites planning history has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and National Planning Policy Framework.

- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £20,900 (418sqm x £50) for the Mayor's CIL and £209,000 (418sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR

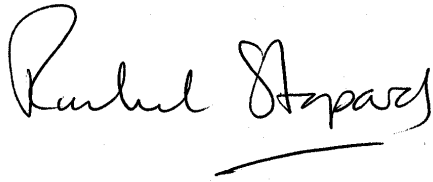
to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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 the name.

Rachel Stopard
Executive Director Supporting Communities