

Mr William Kumar  
Five Development Consultancy LLP  
6 Balfour Grove  
Whetstone  
London  
N20 0SJ

Application Ref: **2016/3597/P**

Please ask for:

**Nora-****Andreea.Constantinescu**Telephone: 020 7974 **5758**

8 November 2016

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**1 Fitzroy Road  
London  
NW1 8TU**

Proposal:

Amalgamation of two residential units (Class C3), demolition and replacement of existing side extension with a new side/rear extension, extension of lower ground floor and provision of a basement level with rear lightwell and associated alterations and landscaping. (Amended Description)

Drawing Nos: 312\_001; 312\_002; 312\_003; 312\_004; 312\_005; 312\_006; 312\_020; 312\_021; 312\_022; 312\_030; 312\_031; 312\_032; 312\_100\_A; 312\_101\_B; 312\_102\_B; 312\_103\_B; 312\_104\_B; 312\_105\_B; 312\_200\_A; 312\_201\_A; 312\_202\_A; 312\_302\_B; 312\_302\_C; 312\_301\_B; 312\_301\_C; 312\_300\_B; 312\_400; 312\_401; 312\_402; 312\_403; 312\_404; 312\_SK\_160826\_001; 312\_SK\_160826\_003; 312\_SK\_160826\_004; Design and Access Statement Parts 1 to 5; Planning Statement Parts 1 & 2; Tree Survey & Assessment; Heritage Statement; Desk Study & Ground Investigation Report; Construction Traffic Management Plan; Transport Note;  
Supporting Information: Campbell Reith - Basement Impact Assessment Audit - 1 Fitzroy Road - October 2016



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:

312\_001; 312\_002; 312\_003; 312\_004; 312\_005; 312\_006; 312\_020; 312\_021; 312\_022; 312\_030; 312\_031; 312\_032; 312\_100\_A; 312\_101\_B; 312\_102\_B; 312\_103\_B; 312\_104\_B; 312\_105\_B; 312\_200\_A; 312\_201\_A; 312\_202\_A; 312\_302\_B; 312\_302\_C; 312\_301\_B; 312\_301\_C; 312\_300\_B; 312\_400; 312\_401; 312\_402; 312\_403; 312\_404; 312\_SK\_160826\_001; 312\_SK\_160826\_003; 312\_SK\_160826\_004; Design and Access Statement Parts 1 to 5; Planning Statement Parts 1 & 2; Tree Survey & Assessment; Heritage Statement; Desk Study & Ground Investigation Report; Construction Traffic Management Plan; Transport Note; Supporting Information: Campbell Reith - Basement Impact Assessment Audit - 1 Fitzroy Road - October 2016

Reason:

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

- 3 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) Manufacturer's specification details of all facing materials and samples of those materials to be submitted to the Local Planning Authority.

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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 4 Full details in respect of the green roof on the rear extension shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details included in the Design and Access Statement Part 4 & 5 and in the approved plans. Any trees or areas of planting 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.
- 2 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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement in relation to the Construction Management Plan 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.
- 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

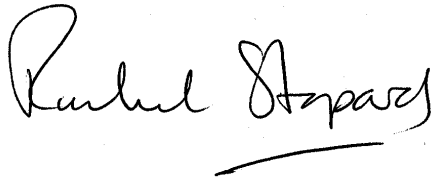
floorspace exceeds 100sqm GIA or one unit of residential accommodation. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges 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.

Rachel Stopard  
Executive Director Supporting Communities