

Mr Jonathan Jarman  
Oakview House  
Station Road  
Hook  
RG27 9TP

Application Ref: **2016/5359/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

21 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Fitzroy Yard  
Fitzroy Road  
LONDON  
NW1 8TP**

Proposal:

Creation of an enclosure over the existing external domestic walkway at first floor level of dwelling house (Class C3).

Drawing Nos: Cover Letter (28/09/2016); [242] SK1, SK2, 100 RevP1 - Site Location Plan, 101 RevP2, 102 RevP2, 103 RevP2, 110 RevP1, 110 RevP2, 200 RevP4, , 201 RevP4, 202 RevP3, 310 RevP3, 311 RevP3.

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: Cover Letter (28/09/2016); [242] SK1, SK2, 100 RevP1 - Site Location Plan, 101 RevP2, 102 RevP2, 103 RevP2, 110 RevP1, 110 RevP2, 200 RevP4, , 201 RevP4, 202 RevP3, 310 RevP3, 311 RevP3.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the addition of an enclosure over an existing walkway at first floor level. The site address is a modern building built as an infill within a yard which is surround by rows of terraced houses on all four elevations, with access through from Fitzroy Road. The property is only 2-storeys, and is used as a residence and an art studio. Due ot its low profile, it is subordinate to the surrounding raised 3-three storeys terraces.

The existing walkway over looks onto an central courtyard, and provides access - though externally, from the south-east wing to the north-west wing of the property. The proposed glass and timber enclosure will not go above the existing roof level, and will provide a protected access from weather. Access to the walkway from the internal courtyard will remain unchanged.

The closest neighbouring window to the area affected by the proposal is some 3m away from the proposed glass enclosure. The window is facing onto a rear elevation wall of an adjacent property. The glass enclosure will not impact on the amenity by way of overlooking or loss of privacy, and the proposal will neither reduce the amount of natural light into the window.

The proposal is therefore considered to be acceptable in terms of size, design, location and material to be used, and will preserve the character and appearance of the host building, the rear streetscene and the conservation area, and will not harm the setting of the adjacent listed building.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.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 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 policies 7.4, 7.6 and 7.8 of the London Plan March 2016; and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

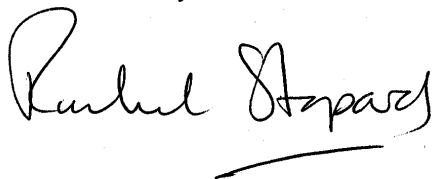
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Executive Director Supporting Communities

