

Mr Jeremy Southgate  
Works Architecture  
16 Upper Montagu Street  
London  
W1H 2AN

Application Ref: **2016/3966/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

10 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**11A & 11B Fitzroy Square**  
**London**  
**W1T 6BU**

Proposal:

Erection of mansard roof extension and new window openings to the rear elevation to provide additional accommodation for existing 2 houses (Class C3).

Drawing Nos: frs lp 001; pl x 001; pl x 002; e x 001; s x 001; s x 002; pl x d 001; pl x d 002; e x d 001; s x d 001; s x d 002; pl 101 C; pl 102 C; e 101 C; s 101 D; s 102 D; photos 12.07.16; Design and Access Statement prepared by Works Architecture dated 12/07/2016.

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 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 Details including sections at 1:10 of new dormer windows (including jambs, head and cill) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans- frs lp 001; pl x 001; pl x 002; e x 001; s x 001; s x 002; pl x d 001; pl x d 002; e x d 001; s x d 001; s x d 002; pl 101 C; pl 102 C; e 101 C; s 101 D; s 102 D; photos 12.07.16; Design and Access Statement prepared by Works Architecture dated 12/07/2016.

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

- 5 The pruning of the lower branches of the off-site London plane tree over the roof of no. 11a only are to be reduced back to the previous points of reduction only (see ref no. 2014/2323/T) and raised to give up to 2m clearance where necessary.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy 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.

- 6 The windows on the rear elevation, as illustrated by drawing no. s 101 D, shall be obscure glazed and permanently retained thereafter.

Reason: To protect the amenities of future and neighbouring occupiers in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of

development on occupiers and neighbour) of the London Borough of Camden  
Local Development Framework Development Policies.

Informative(s):

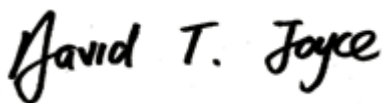
- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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



David Joyce  
Executive Director Supporting Communities