

Mr OVAIS HALIM  
Opsis Design  
37A Fitzjohns Avenue  
London  
NW3 5JY

Application Ref: **2016/0544/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

9 May 2016

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**37 A Fitzjohn's Avenue**  
**London**  
**NW3 5JY**

Proposal:

Erection of roof extension and two single storey rear extensions.

Drawing Nos: Design & Access Statement, 1513-PL-001, 1513-PL-002, 1513-PL-010, 1513-PL-011 1513-PL-020, 1513-PL-021, 1513-PL-022, 1513-PL-030, 1513-PL-031, 1513-PL-032, 1513-PL-110, 1513-PL-111, 1513-PL-112, 1513-PL-120, 1513-PL-121, 1513-PL-122, 1513-PL-130, 1513-PL-131 & 1513-PL-132

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies 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 Design & Access Statement, 1513-PL-001, 1513-PL-002, 1513-PL-010, 1513-PL-011 1513-PL-020, 1513-PL-021, 1513-PL-022, 1513-PL-030, 1513-PL-031, 1513-PL-032, 1513-PL-110, 1513-PL-111, 1513-PL-112, 1513-PL-120, 1513-PL-121, 1513-PL-122, 1513-PL-130, 1513-PL-131 & 1513-PL-132.

Reason:

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

#### Informatives:

- 1 Reasons for granting permission

The proposed single storey roof extension and two single storey rear extensions would be acceptable and in accordance with Camden Development plan policies. The proposal would be an appropriate form of roof extension that would terminate the building without detrimentally impacting the character of the property or the surrounding Conservation Area.

Planning permission for three identical roof extensions across flats A, B and C at no 37A Fitzjohns Avenue were refused by the council in 2000 and then allowed on appeal. Flat B located in the centre of the building between flat A and C was the only flat to construct the approved roof extension granted at appeal. The current proposed roof extension at Flat A is identical to the roof extension at Flat B and is less prominent in the street scene, partially obscured by the adjacent dwelling No 35 Fitzjohns Avenue. The roof extension would be architecturally sympathetic to the character of the existing building and set back from the principal and rear elevations of the host building, reducing the scale and mass appearing subordinate.

The ridgeline of the proposed roof extension would remain below the prevailing height of surrounding dwellings in accordance with guidance in the Conservation area Statement and Policy DP25. The proposed two single storey rear extensions would be modest and subordinate to the three storey host dwelling. Guidance in CPG1 expects dwellings to have a reasonably sized garden. The proposed extensions would reduce the garden size by approximately 16sqm to approximately 25sqm. The loss of exterior amenity space as a result of the extensions is mitigated by the existing and proposed terraces on the dwelling that

provide valuable exterior amenity space.

The impact on the outlook and overshadowing to neighbouring amenity would not be harmed to an unacceptable level in accordance with Policy DP26 of the Camden LDF.

Neighbouring occupiers were consulted on the application. No comments have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

- 2 As such, the proposed development is in general accordance with policy CS1, CS5, 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 2015; and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework.
- 3 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).
- 4 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.

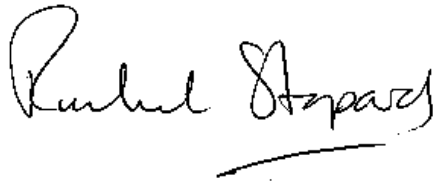
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Supporting Communities

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities