

Steven York  
East Lodge  
Essex Lane  
Kings Langley  
Herts  
WD4 8PN

Application Ref: **2017/4600/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

9 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**28 Fitzjohn's Avenue**  
**London**  
**NW3 5NB**

Proposal:  
Single storey side/rear infill extension with associated access and fenestration alterations to lower ground floor residential unit (class C3)

Drawing Nos: Location Plan (unnumbered), Sheet no.1 & Sheet no.2

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), Sheet no.1 & Sheet no.2.

Reason:

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

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

Proposed is a side/rear infill extension within a recessed space currently forming a lightwell. Minor alterations are also proposed to the existing stepped access arrangement.

The proposed addition would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it.

The alteration would not result in undue harm to the character, appearance, or historic interest of the property. By reason of the additions siting within a recessed section of the building, together with the close proximity to the neighbouring property to the north of the site, the proposal would not be immediately prominent in public views, and would not impact on the character and appearance of the streetscene. Whilst the addition may be visible within public views, it would not impact on the historic interest of the Fitzjohn's Netherall Conservation Area within which this property is allocated as a 'positive contributor' by the 'Fitzjohn's/Netherall

Conservation Area Statement'. There are no nearby listed buildings which would be affected by the proposal.

Given the single storey and modest nature of the infill addition, the proposal would not result in undue harm to neighbouring amenity. Whilst the proposal would be within close proximity to a neighbouring flat's window, this facilitates a bathroom, and on balance, this would not represent undue harm to neighbouring amenity.

One comment was received from the Belsize Residents Association following public consultation requesting further information/plans, it is determined however that the plans are clear and sufficient in order to determine this application. The planning history of the site and surrounding area has been considered when determining this application.

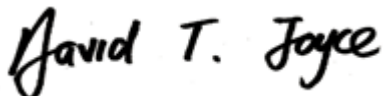
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning