

Mr Joshua Geach  
Building Designs  
38 Terrace Road  
London  
E9 7ES

Application Ref: **2017/1845/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

19 October 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:  
**5 Fitzroy Close**  
**London**  
**N6 6JT**

**Proposal:**

Replacement of existing pitched roof with green flat roof and erection of a second floor extension; installation of roof terraces to the northeast and southwest elevations; erection of three storey timber-framed glazed entrance structure to front of property

Drawing Nos: EX\_000; EX\_001; EX\_002; EX\_100; EX\_200; EX\_300; EX\_400; EX\_401; EX\_402; EX\_403; PL\_100; PL\_101; PL\_200; PL\_300; PL\_400; PL\_500; PL\_600; PL\_601; PL\_602; PL\_603; PL\_700; Planning Statement dated March 2017 (prepared by Building Designs); Design & Access Statement (prepared by Building Designs)

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, policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Emerging Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EX\_000; EX\_001; EX\_002; EX\_100; EX\_200; EX\_300; EX\_400; EX\_401; EX\_402; EX\_403; PL\_100; PL\_101; PL\_200; PL\_300; PL\_400; PL\_500; PL\_600; PL\_601; PL\_602; PL\_603; PL\_700; Planning Statement dated March 2017 (prepared by Building Designs); Design & Access Statement (prepared by Building Designs)

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

- 4 Details of the sections, elevations, plans and materials, including the finish, to be used on the full height timber glazed front entrance shall be submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include sections, elevations and plans at scale 1:20 of key points such as where it meets the existing building, and where it meets the ground. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Emerging Camden Local Plan.

- 5 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy,

policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies and policy A3 of the Emerging Local Plan.

Informative(s):

- 1 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).
- 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 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.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 4 Your attention is drawn to the fact that there is a separate legal agreement 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.

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

Executive Director Supporting Communities

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning