

Mr Felix Finkernagel
Finkernagel Ross Architects
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Application Ref: **2017/3712/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

23 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Fitzjohn's Avenue
London
NW3 5JY

Proposal:
Erection of single storey rear outbuilding and raised patio (retrospective)
Drawing Nos: 9FIT-900 P1, 9FIT-910 P1, 9FIT-911 P1, 9FIT-920 P1, 9FIT-B-PL-DA170628, S-901 and Tree Report (dated September 2017).

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 shall be retained in accordance with the following approved plans: 9FIT-900 P1, 9FIT-910 P1, 9FIT-911 P1, 9FIT-920 P1, 9FIT-B-PL-DA170628, S-901 and Tree Report (dated September 2017).

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

- 2 The use of the outbuilding hereby approved shall remain for purposes incidental to the residential use of no. 9 Fitzjohn's Avenue only and shall not be used as a



separate independent dwelling (Class C3).

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes resulting in sub-standard accommodation, in accordance with policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

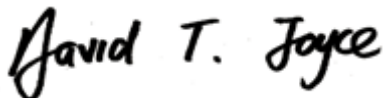
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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