

Application ref: 2018/1699/P
Contact: Nora-Andreea Constantinescu
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Date: 10 July 2018

Development Management
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Shog Studio
80a Beversbrook Road
London
N19 4QH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Fitzroy Close
London
N6 6JT

Proposal: Various alterations to front elevation to include extension of garage at lower ground, first floor front extension, insertion of window panels with timber screens to replace existing windows, replacement of window with door on western elevation at lower ground floor level, installation of two windows at first floor on eastern elevation, and roof extension with terraces to front and rear elevations, all to dwelling (Class C3).

Drawing Nos: Site location plan; MB-SURV-FC-FE-001 Rev 01; MB-SURV-FC-FF-001 Rev 01; MB-SURV-FC-GF-001 Rev 01; MB-SURV-FC-LGF-001 Rev 01; MB-SURV-FC-LSE-001 Rev 01; MB-SURV-FC-RE-001 Rev 01; MB-SURV-FC-RSE-001 Rev 01; MB-SURV-FC-RP-001 Rev 01; MB-SURV-FC-SCA-001 Rev 01; MB-SURV-FC-SCB-001 Rev 01; 02-02-001; 02-03-001-A; 02-03-003-A; 02-03-004-A; 02-03-005-A; 02-04-001-A; 02-05-001-A; 02-05-002-A; Planning amendments dated May 2018.

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 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

Site location plan; MB-SURV-FC-FE-001 Rev 01; MB-SURV-FC-FF-001 Rev 01; MB-SURV-FC-GF-001 Rev 01; MB-SURV-FC-LGF-001 Rev 01; MB-SURV-FC-LSE-001 Rev 01; MB-SURV-FC-RE-001 Rev 01; MB-SURV-FC-RSE-001 Rev 01; MB-SURV-FC-RP-001 Rev 01; MB-SURV-FC-SCA-001 Rev 01; MB-SURV-FC-SCB-001 Rev 01; 02-02-001; 02-03-001-A; 02-03-003-A; 02-03-004-A; 02-03-005-A; 02-04-001-A; 02-05-001-A; 02-05-002-A; Planning amendments dated May 2018.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:20 of all new windows (including jambs, head and cill);
- b) Manufacturer's specification details of all facing materials;
- c) Sample of the proposed bricks and terracotta tiles.

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

- 5 Prior to occupation, the new first floor windows on the eastern elevation shall be obscure glazed to a height of 1.7m above floor level and fixed shut. The windows shall thereafter be permanently retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, full details in respect of the living roof above the lower ground floor front extension, as indicated on the approved proposed ground floor plan, shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance

- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

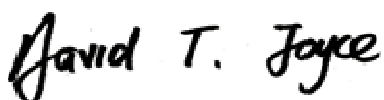
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 This proposal may be liable for the Camden CIL. The CIL is collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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
Director of Regeneration and Planning