

Application ref: 2018/2792/P  
Contact: Charles Rose  
Tel: 020 7974 1971  
Date: 3 August 2018

**Development Management**  
Regeneration and Planning  
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**INK BESPOKE LTD**  
315 Bankside Lofts  
65 Hopton Street  
London  
SE1 9JL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**34 & 35 Fitzroy Square**  
**London**  
**W1T 6EY**

Proposal:  
Application for a new roof terrace to the rear of the buildings at first floor level and minor internal alterations.

Drawing Nos: 3435-P1-001; 100; 101; 102; 103; 104;  
3435-P1-001; 200; 201; 202; 203Rev A; 204;  
3435-P1-001; 500 Rev A; 501; 502 Rev A; 503; 504 Rev A; 506 Rev A

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 if in CA] 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:  
3435-P1-001; 100; 101; 102; 103; 104;  
3435-P1-001; 200; 201; 202; 203Rev A; 204;  
3435-P1-001; 500 Rev A; 501; 502 Rev A; 503; 504 Rev A; 506 Rev A

Reason:

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

- 4 Details 1.8m privacy roof terrace screening shall be submitted and approved in writing to the Council prior to the use of the roof as a terrace. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and preserve the character and appearance of the conservation area in accordance with the requirements of policies A1, D1 and D2 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 Reasons for granting permission.

The external works involve creation of a roof terrace atop of the modern glazed rear addition to the property. The terrace would be screened to 1.8m preventing

reciprocal overlooking and loss of privacy.

Given the siting of the terrace and the proposed screening it would have no greater impact than the existing terrace on the residential amenity of neighbouring properties and is therefore considered acceptable in this instance.

The works would enhance the setting of the grade I listed as well as the character and appearance of the Fitzroy Square conservation area of which it forms a part.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s. 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

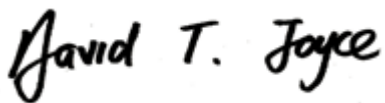
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2018 and National Planning Policy Framework.

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