

Application ref: 2018/3463/P
Contact: Samir Benmbarek
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Date: 12 October 2018

Development Management
Regeneration and Planning
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Wilton Studio Ltd
1 Pitwell Mews
London
E8 1FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
45 Fitzroy Road
London
NW1 8TP

Proposal: Amalgamation of 2 x 1 bedroom flats (1x lower ground floor, 1x ground floor) to create 1 x 2 bedroom maisonette and replacement of existing metal external staircase with masonry staircase to front lightwell

Drawing Nos: FIT45; 005; 050; 060; 070; 100; 110; 120; 140; Design and Access Statement dated 18th July 2018 by Wilton Studio.

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:

FIT45; 005; 050; 060; 070; 100; 110; 120; 140; Design and Access Statement dated 18th July 2018 by Wilton Studio.

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:

Manufacturer's specification details of the proposed masonry to the front lightwell steps (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is to combine the existing 1 bedroom flat at lower ground floor level with the existing 1 bedroom flat at ground floor level to form a 2 bedroom self-contained flat. The net loss of a residential unit complies with policy H3 of the Local Plan, as development is only resisted when it proposes a loss of two or more homes. Furthermore, there would be no loss of residential floorspace. The proposal would amalgamate two x one bedroom units to create a two bedroom residential unit. Two bedroom units are a high priority dwelling size for market housing.

The GIA of the proposed two bedroom maisonette is 100sqm which complies with the space standards for a two-bedroom duplex residential unit at a minimum of 70sqm. Overall, the quality of the proposed unit is considered acceptable including size, layout, access to amenity and natural ventilation.

Minor external changes are proposed within the scheme that include the removal of the existing metal staircase with its replacement being masonry steps with metal balustrading. These alterations to the front lightwell would not affect the low-level front boundary wall (which is uniform across the terrace of

buildings) or the overall appearance of the front elevation of the buildings as it is located at ground level and lower.

This element of the proposal would only be visible once within the application site's domain or while travelling along its boundary and is considered to be acceptable in its design. This is subject to a condition requiring further details of the proposed masonry (including a sample) to ensure that the proposals are of a high quality detailed design that does not detriment the surrounding conservation area.

Due to the minimal scale of the external alterations, it is considered that the overall proposal would not harm the amenity of adjoining residential occupiers.

The scheme was reviewed by the Council's Transport Service who have raised no objections. The amalgamation of the two residential units into a larger family flat would not result in an increase in on-street parking or congestion within the local area. There would be less units able to apply for parking permits and the existing occupier would return to a larger unit (meaning no new parking permits would result). As there is no increase in net dwelling, there is no policy requirement to provide cycle parking. Notwithstanding this, the proposed unit would have ample space for bike storage within the front lightwell, rear garden and internally.

No objections were received prior to making this decision. The Primrose Hill Conservation Area Advisory Committee do not object to the development but have suggested a condition upon approval in regards to the proposed masonry as also agreed by the Council. The application site's history and relevant appeal decisions have been taken into account when coming to this decision.

Special attention had been paid to the desirability of preserving and enhancing the character and appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, the proposed development is in general accordance with policies H3, H7, A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and

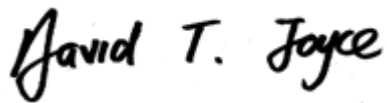
emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning