

Application ref: 2018/5277/P  
Contact: Josh Lawlor  
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Date: 7 January 2019

**Development Management**  
Regeneration and Planning  
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Everest Limited  
Everest House Sopers Road  
Potters Bar  
EN6 4SG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**6th floor Flat**  
**47 Fitzroy Street**  
**London**  
**W1T 6LA**

Proposal: Replacement of the existing window, removal of bricks below to create a larger opening.

Drawing Nos: 4045-PP-01, 4045-PP-02, 4045-PP-03 & 4045-PP-04

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 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: 4045-PP-01, 4045-PP-02, 4045-PP-03 & 4045-PP-04.

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

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a seven storey building of a modern design within an area with a mix of architectural ages and styles. The building is constructed primarily of brick with primarily aluminium framed fenestrations, the window with which this application is concerned however is UPVC framed. The property is outside of a conservation area, though it is adjacent to the Fitzroy Square Conservation Area and adjacent Grade II Listed Buildings exist at nos.39 to 45 Fitzroy Street.

It is proposed to replace an existing UPVC casement window at fifth floor level with a larger opening in a similar material finish. The enlargement of the existing window is modest in size and considered acceptable in design terms and would not serve to harm the character and appearance of the host building considering the existence of the fenestration in this siting at present.

Due to the position of the window it would be visible in views from Fitzroy Street; given the siting, scale and design of the proposed development however it would not be unduly prominent in these views and would not serve to cause harm to the character, appearance or historic interest of the surrounding area.

Whilst UPVC is not a typically desirable material finish, particularly within the setting of the adjacent conservation area and Listed Buildings, given the existing material finish of the window, UPVC is considered to be acceptable in this instance. The grey coloured finish would also help the window to blend with the brickwork of the host property.

Given the siting, scale and design of the proposed addition, coupled with the fact there is an existing window in this location, there are no amenity concerns resulting from the proposal.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 & D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy

Framework 2018.

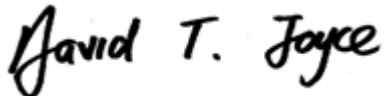
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
  
- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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