

Application ref: 2018/4913/P
Contact: Alyce Keen
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Date: 30 January 2019

Development Management
Regeneration and Planning
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Fidler Associates Ltd
31 Hillside Road
Northwood
HA6 1PY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13 Fitzroy Road
London
NW1 8TU

Proposal:

Erection of an infill rear extension to replace existing one at upper ground floor level, and alterations to existing rear wing roof and raising of the party wall.

Drawing Nos: 001_A; 002_B; 003_A; 004_A; SEC-01_C; P001_C; P002_C; P004_C.

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 policies 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: 001_A; 002_B; 003_A; 004_A; SEC-01_C; P001_C; P002_C; P004_C.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed infill extension at upper ground floor level is considered subordinate to the host building in terms of form, scale and proportions, particularly as it has been setback from the rear elevation of the adjoining closet wing. Alterations to the existing rear extension roof and raising of the party wall are also considered appropriate. The principle of infilling this recessed gap by another upper ground floor extension is considered acceptable as it matches the pattern of other glazed and solid infill extensions along this terrace.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or 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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The proposed infill will have a slight setback from the existing rear wing therefore it will not harm the residential amenity of the adjoining property at no.15 Fitzroy Road.

The Primrose Hill Conservation Area Advisory Committee (CAAC) had submitted an objection to the original proposed scheme, but they have now withdrawn it following receipt of the revised scheme. No other objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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).

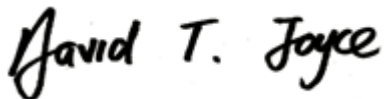
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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