

Application ref: 2018/4609/P
Contact: Nora-Andreea Constantinescu
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Date: 4 February 2019

Development Management
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Five Development Consultancy LLP
43 Athenaeum Road
Whetstone
London
N20 9AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Fitzroy Road
London
NW1 8TU

Proposal:
Partial replacement of front boundary wall like for like and replacement of front gates, to dwellinghouse (Class C3).
Drawing Nos: 312_001; 312_004; 312_030; 312_SK_180726_001;
312_SK_180726_002; Design Statement v1.

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:

312_001; 312_004; 312_030; 312_SK_180726_001; 312_SK_180726_002;
Design Statement v1.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal would replace the existing front metal gates for vehicular access on site and the entrance gate, as well as the side brick piers and a part of the boundary wall adjoining the gates.

The proposed metal gates would be made of black powder coated thin metal bars and would retain the same height as the existing ones. The proposed gates would have a denser pattern when seen from the street and overall a modern appearance, which preserves the streetscene, host building's boundary treatment and conservation area wider area.

The proposed new brick piers and wall would be rebuilt like for like, with London stock bricks and would match the existing bond, finish and height. This would continue to preserve the boundary treatment in this location which is acceptable. Special attention has been paid to the desirability of preserving or enhancing the character or 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.

In terms of amenity, the proposed development due to its nature and location, is not considered to cause harm to the amenity of the neighbouring occupiers in terms of loss of outlook, privacy and light. The proposed gates would still allow some visibility to and from the garden retaining the open character of the boundary treatments along the street.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 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).

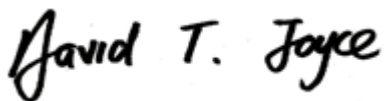
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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