

Application ref: 2019/5812/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 20 March 2020

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Shog Studio
80a Beversbrook Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Fitzroy Close
London
N6 6JT

Proposal:

Details of all new windows, material details, samples and green roof details as required by conditions 4 and 6 as required by planning permission ref no 2018/1699/P dated 10/07/2018 for various alterations to front elevation, extension of garage at lower ground, first floor front extension, replacement of window with door, new two windows, roof extension with terraces to front and rear elevations, all to dwellinghouse.

Drawing Nos: P17-025: 03-03-001; 03-03-002; 03-03-003; 03-03-004; 03-03-005; 03-03-006; 03-04-001; 03-04-002; 03-04-003A; 03-04-004; 03-05-001; 03-05-002; 03-05-003; 03-05-004; Wienerberger Bricks by Terca: Veldbrand Rubato; Redland Hollander Clay Pantile; Window profile sample.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Condition 4 requires details of all windows, manufacturer specification details of all facing materials and samples of the bricks and terracotta tiles to be used in the roof extension.

The details provided show new windows within the main building to front and side elevations which retain the existing size of the openings, reveal depth and fenestration details. The windows would have thin metal frames and be sympathetic with the other works and extensions to the building. The details are considered sufficient to discharge point a) of condition 4.

Manufacturer specifications have been provided in relation to the bricks - Wienerberger bricks from Terca, tiles from Redland and window profiles. These are considered acceptable to discharge point b) of condition 4.

Samples of the bricks, tiles and window profile have been provided. The bricks are red and dark red with small variation in yellow and grey nuances, which appears to relate well to the host building. The roof extension tiles would be red and dark red with a soft natural appearance. The grey window frames would be considered appropriate in this instance. The samples are considered to complement the host building and sufficient to discharge point c) of condition 4.

Condition 6 requires details of the green roof above the lower ground floor front extension.

The details submitted for the proposed green roof demonstrate that the substrate of 100mm deep would be appropriate to maintain a good level of planting and the proposed planting species with a mix of sedum plant types is considered appropriate. The maintenance plan provided in relation to the green roof is considered appropriate given the small area occupied by the green roof.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

As such, the proposed development is in general accordance with policies D1, D2, CC1, CC2, CC3, and A3 of the London Borough of Camden Local Plan 2017.


- 2 You are advised that all conditions relating to planning permission ref 2018/1699/P dated 10/07/2018, which need details to be submitted, have been approved.

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 2019.

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, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer