

Application ref: 2020/2454/P
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Regeneration and Planning
London Borough of Camden
Town Hall
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Humphrey Kelsey Architecture
4 Primrose Hill Studios
Fitzroy Road
London
NW1 8TR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Fitzroy Road
London
NW1 8TP

Proposal: Erection of an enlarged roof extension with inset roof terrace and associated enlargement of gable wall following removal of dormer.

Drawing Nos: 000 (Location Plan); 001; 002; 003; 004; 005; 011; 012; 013; 014; 015;
Design & Access Statement (dated June 2017)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 000 (Location Plan); 001; 002; 003; 004; 005; 011; 012; 013; 014; 015; Design & Access Statement (dated June 2017)

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

Informatives:

- 1 Reasons for granting permission.

The proposal effectively seeks to renew a previous consent ref. 2017/3378/P that is due to lapse on 17/08/2020. The proposed roof extension is identical and given there have been no material changes to policy or site circumstances, remains acceptable.

The proposed replacement roof extension would take the form of a mansard roof to the rear whilst leaving the front roofslope unaltered. Although not a typical form of roof extension, no's. 31, 33 and 37 Fitzroy Road and 38 Chalcot Road (adjacent street) demonstrate a similar form of rear mansard roof extension. The roofline of the wider building group is already largely impaired by a variety of rear roof extensions and alterations including large rear dormers, rear mansards with dormer windows and terraces, and therefore the proposal would not disrupt the pattern of development at this level. Considering this, and the presence of the existing dormer which is of no architectural value, the replacement roof extension is not perceived to cause any additional harm compared to the existing situation.

An inset terrace would be provided with a small black metal balustrade. Whilst often inappropriate to set back a mansard to provide a terrace, there are other examples of this form of terrace in the surrounding area. Furthermore, it is considered the terrace would be a less prominent and sensitive addition to the roof slope than other instances of terraces at roof level when provided in conjunction with a dormer.

As viewed from the street the alterations would not affect the height of the roof ridge; however, the gable wall on the side elevation would be enlarged to conceal the extension's profile. This would be carried out in matching brickwork and is considered to have an acceptable impact on the host property as seen in certain narrow views from the street. 31 Fitzroy Road, another end of terrace property within the same wider building group, has also carried out this gable wall alteration. From the rear it is not considered the replacement roof extension would be harmful to private views from Primrose Studios.

In terms of detailed design, the extension would be clad in standing seam zinc which is considered to be appropriate in terms of appearance and durability for the host property and wider conservation area. The inset balcony would have black metal railings which are evident on other roof extensions along the wider building group. The extension would comprise a rear window and a glazed door leading to the inset terrace which is considered acceptable detailing that would be positioned with respect to the fenestration below. The full-length glazing of the door would not be read in its entirety as it would be set back

behind the terrace.

The proposal is considered to preserve the character and appearance of the Primrose Hill conservation area. 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The terrace would not give rise to any additional views of neighbouring properties than the surrounding windows already afford.

One objection and one comment from the Primrose Hill CAAC have been received prior to making this decision on amenity (overlooking) and design / conservation grounds and have been duly addressed. 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 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

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment