

Application ref: 2021/1536/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 9 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

PBARC
25 Albany Gate
Potters Bar
Potters Bar
EN6 1DN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
60 Fitzjohn's Avenue
London
NW3 5LT

Proposal: Erection of lower and upper ground floor rear extension.

Drawing Nos: EXP001, EXP002, PRP001, PRP002, PRE001, PRE002, PRE003,
PRS001, Design, Access & Heritage Statement

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 drawings:

PRP001, PRP002, PRE001, PRE002, PRE003, PRS001

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

Informative(s):

- 1 Reasons for granting permission:

The application building is configured with flats on its southern and northern sides. This application relates to flat B which occupies the lower ground and upper ground floor on the south side of the building and the northern side has a circa. 3.5m deep two storey rear extension.

There is a similar sized lower ground floor extension at the attached property, 58 Fitzjohn's Avenue. No. 62 has a similar sized single storey rear extension (planning permission 2008/2406/P granted 12/08/2008) and a four storey rear extension and no. 54 has an even deeper three storey rear element.

The proposed part single, part two storey rear extension, due to its scale, projection and position would be subservient to the main building and would not harm the form or appearance of the application building or the group of four storey buildings on this side of Fitzjohn's Avenue. The proposals would also be appropriate in the context of the significant upper floor rear extensions on neighbouring buildings on this (east) side of Fitzjohn's Avenue. The materials and architectural design, with brick walls, sliding glazed doors at lower ground floor level and a matching four-paned window at upper ground floor level with stone lintel above, would preserve the townscape and heritage merits of the building and not harm the character and appearance of the 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.

There is an obscure glazed basement store window alongside the proposal, with kitchen windows above (for flats A and C). The basement store does not provide living space and consequently any loss of light or outlook as a result of the proposal should not affect the amenity of the occupiers/owners within the host building.

Due to their scale, projection and detailed design, the proposals would not result in a significant loss of light or outlook for the kitchen windows belonging to flats A and C. The proposals would also not result in a significant loss of

light, privacy or outlook for the neighbouring French windows on the other side (58 Fitzjohn's Avenue).

Glazed sliding doors are proposed in the rear part of the side elevation of the lower ground floor extension and these would maintain the same level of overlooking.

The proposed extension would sit at a distance of over 35m from the rear boundary, which is far exceeding the 18m guideline for separation distance between properties. As such, given the current built environment there would be no foreseen material impact to the properties at the rear of the site in terms of overlooking, loss of privacy or light.

Overall, the proposals would not cause any significant loss of light, privacy or outlook to any neighbouring occupiers surrounding the site.

The proposal would sit on the external private amenity space belonging to the application property. The proposal would therefore result in no loss of private amenity space for any other flats within the building.

No objections have been received from any neighbouring addresses.

The planning history of the site and the neighbouring sites have been taken into account in the assessment of the application.

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 2021 and the National Planning Policy Framework 2019.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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
Chief Planning Officer