

Application ref: 2021/3071/P  
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Date: 16 September 2021

**Development Management**  
Regeneration and Planning  
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Langdale Planning Limited  
2 Sandpits Lane  
Hawkesbury Upton  
Badminton  
GL9 1BD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**15 Fitzroy Road**  
**London**  
**NW1 8TU**

Proposal: Erection of single storey outbuilding in the rear garden with green roof.

Drawing Nos: EXISTING GARDEN PLAN AND ELEVATIONS FR/BB/001;  
PROPOSED GARDEN PLAN AND ELEVATIONS FR/BB/101; PROPOSED GARDEN  
BOX FOUNDATIONS FR/BB/102; PROPOSED GARDEN BOX SECTION FR/BB/103;  
Green roof maintenance plan August 2021; Danopol Single Ply Membrane  
Waterproofing Systems; Green roofs by Danosa details; Site location plan; Design and  
Access Statement June 2021; Cover letter dated 23rd June 2021.

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:

EXISTING GARDEN PLAN AND ELEVATIONS FR/BB/001; PROPOSED GARDEN PLAN AND ELEVATIONS FR/BB/101; PROPOSED GARDEN BOX FOUNDATIONS FR/BB/102; PROPOSED GARDEN BOX SECTION FR/BB/103; Green roof maintenance plan August 2021; Danopol Single Ply Membrane Waterproofing Systems; Green roofs by Danosa details; Site location plan; Design and Access Statement June 2021; Cover letter dated 23rd June 2021.

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

- 4 The proposed green roof shall be fully implemented in accordance with the details hereby approved, prior to the first occupation and thereafter retained and maintained in accordance with the approved scheme. The details provided include maintenance plan, Danopol membrane details, Green roof by Danosa details, and section.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The outbuilding hereby permitted shall only be used for residential purposes incidental to main dwelling.

Reason: To safeguard the character of the rear garden and the residential amenity of the neighbouring occupiers, and to prevent inappropriate uses in rear gardens, in accordance with the requirements of policies A1, D1, H1 and E2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed outbuilding would sit at the rear garden of the property and serve as an ancillary space to the main residential purpose of the property. The proposed structure would have a modest scale, be set in from all neighbouring boundaries and allow for space for other soft landscaping to grow. Due to its scale and projection the proposed outbuilding would maintain the openness of the garden area and that of neighbouring properties.

In terms of detailed design this would be cladded in pre-weathered timber cladding and the proposed windows and doors would be dark grey powder coated aluminium, which would maintain the domestic character of the host garden.

In terms of reduction of garden space, the proposal is considered modest and an adequate amount of garden space would be retained. There is no vegetation of particular significance to be affected by the proposal. Furthermore, the proposal would include a green roof which would balance the loss of garden space. Details have been provided which demonstrate that the proposed green roof would have adequate substrate and be appropriate for the structure.

Overall, the proposed outbuilding, due to its modest scale and detailed design would preserve the character and appearance of the garden space and wider 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.

In terms of impact on neighbouring amenity, due to its position and scale, there would be no significant harm arising from proposed structure in terms of loss of light or outlook. The only openings would be facing the application site and therefore no harmful overlooking would occur to neighbouring occupiers.

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 A1, A3, D1, D2, CC1 and CC2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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](http://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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer