

Application ref: 2021/1160/P
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Date: 27 January 2022

Development Management
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Powell Tuck Associates
6 Stamford Brook Rd
London
W6 0XH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**68 Fitzjohn's Avenue
London
NW3 5LS**

Proposal:

Erection of single storey rear extension in courtyard, alterations to front facade of garage and rear 1st floor access door, roof lantern and installation of 2 rooflights on east side roofslope

Drawing Nos: SU-00 Rev P2, SU-01 Rev P3, SU-02 Rev P3, SU-03 Rev P3, SU-04 Rev P2, SU-05 Rev P2, SU-06 Rev P2, SU-07 Rev P2, PL-01 Rev P3, PL-02 Rev P3, PL-03 Rev P3, PL-04 Rev P3, PL-05 Rev P3, Design and Access 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 plans: SU-00 Rev P2, SU-01 Rev P3, SU-02 Rev P3, SU-03 Rev P3, SU-04 Rev P2, SU-05 Rev P2, SU-06 Rev P2, SU-07 Rev P2, PL-01 Rev P3, PL-02 Rev P3, PL-03 Rev P3, PL-04 Rev P3, PL-05 Rev P3, Design and Access Statement.

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

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved plan (PL-01 Rev P3) shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used areas of green roof and showing a variation of substrate depth with peaks and troughs
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

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.

Informative(s):

- 1 Reasons for granting permission:

A small glazed porch extension with glazed roof is proposed to the rear of the garage and kitchen area and a roof lantern is to be added to the existing boot room. The extension would be single storey and adjoined to the boot room which would be used as transitional space, accessed from the side entrance into the main house at ground floor level. It would include installation of new steps to accommodate access to the boot room from Shepherds' Path. A new roof lantern is to be added to the rear of the garage above the boot room to add more light into the back of this room. A green roof is also proposed to be added to the existing garage roof, this would be considered acceptable and further details of this would be requested by condition. The proposed use of materials (powered coated slim frame fixed glass panels/door and canopy/brick access steps to match existing) is considered appropriate.

The extension and roof lantern would be enclosed within a rear angled courtyard and would not be seen from any public views. Therefore, given the siting, scale, design and materials of the extension, it is considered that the proposal would not have a detrimental impact on the character and appearance of the building and surrounding conservation area and would therefore be acceptable.

The existing garage to the side of the property is proposed to be converted into a playroom. The works would involve removal of the existing garage door and erection of brick façade with two new double glazed timber sash windows to match the existing house. The proposed conversion would be utilising existing space; the external alteration is considered minor in nature and would be in keeping with the existing dwelling and would enhance the existing frontage of the building.

The internal reconfiguration of the second floor layout will accommodate new timber stairs to gain access to the new loft floor level. The existing space would be converted to habitable accommodation with the addition of two rooflights within the rear roof slope. The rooflights are appropriately placed within the (east) side elevation set in from the side and set down from the ridge. Given the minor nature of the proposed works, it is considered that no detrimental impact would be had on the character or appearance of the existing building or the surrounding conservation area.

Lastly, the existing first floor rear single terrace access door would be replaced with timber framed French doors. Given the modest alteration and that it would be similar to the existing fenestration on the dwelling, it is considered appropriate.

Given the siting, design and minor scale of the proposed works, it is not considered they would harmfully impact on the residential amenities of the neighbouring occupants.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and in accordance with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021 and the National Planning Policy Framework 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) 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