

Application ref: 2021/3401/P
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Development Management
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London Borough of Camden
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Phone: 020 7974 4444

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Design Team
342 Clapham Road
London
SW9 9AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**24 Fitzjohn's Avenue
London
NW3 5NB**

Proposal:

Change of use of existing 4 bed flat at 3rd and loft floors to provide a 3 bed flat and a 2 bed flat, the erection of an extension to infill the valley roof and installation of two rear dormers, a rear rooflight, replacement french doors and balustrades to form a roof terrace at rear third floor level.

Drawing Nos: SPP-00; SPP-01; SPP-02; SPP-03; SPP-04 ; SPP-05; SPP-06; SPP-07; SPP-08; SPP-09; SPP-10; SPP-11; PP-08B; PP-09B; PP-10B; PP-11B; PP-12B; PP-13B; PP-14B; Design and Access Statement dated July 2021 by designteam

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 The development hereby permitted shall be carried out in accordance with the following approved plans-
SPP-00; SPP-01; SPP-02; SPP-03; SPP-04 ; SPP-05; SPP-06; SPP-07; SPP-08; SPP-09; SPP-10; SPP-11; PP-08B; PP-09B; PP-10B; PP-11A; PP-12B; ; PP-13B; PP-14B; Design and Access Statement dated July 2021 by design team

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

- 3 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.

- 4 Before the relevant part of the work is begun, detailed drawings, including sections at 1:10, of the french doors shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 5 Before the development commences, details of a secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The proposal would not result in the loss of any residential floorspace. The change of from a 4 bed flat to provide a 3 bed 4p flat on 3rd floor and a 2 bed 4p flat in the loft would create a variety of flat sizes that are both high priority and would meet the Council's dwelling size priorities as set out in policy H7. The proposed residential floor area of the third floor flat would be 100sqm and the loft flat would be 79.9sqm which would exceed the minimum size standards for 2 and 3 bed flats. The flat at 3rd floor level would have access to a newly created balcony at the rear. It is noted that proposed loft flat would not have access to any private outdoor amenity space. However it is considered that the proposed units would have sufficient floorspace, an adequate layout and acceptable access to natural light and ventilation and as a result would provide

a good standard of habitable accommodation.

The infilling of the valley roof would be set back from the side and, due to the nature of the side gap, would be barely visible from private vantage points and would not be visible from the streetscene. The roof and rear dormers would be clad in traditional slate, which is considered acceptable. It is considered that the partial infilling of the roof would not harm the character and appearance of the building and the conservation area. The immediate surrounding area shows that many neighbouring properties have a variety of dormers of different scale and sizes. The proposed 2 dormers and one roof light would be limited to the rear and are of a modest scale and an appropriate number and location, therefore would not harm the character and appearance of the property and conservation area.

The proposal would include the installation of new French doors at 3rd floor and iron railings with parapet on the existing bay in order to create a roof terrace. The railings would be set back to ensure the pitched roof on the existing bay is retained, similar to neighbouring properties. As a result, it is considered that the terrace would not harm the character and appearance of the host building or conservation area. Additionally, a condition will be attached to provide details of the doors, to ensure that they are appropriately designed.

It is considered that the proposed works will not harm the amenity of any adjoining residential occupiers in terms of loss of light, privacy or outlook. The proposed terrace due to its small size would not impact upon neighbouring properties in terms of noise or privacy.

All residential redevelopments, are required to be car-free in accordance with Policy T2 of the Local Plan to comply with the Council's policies for sustainable transport and mitigating against climate change. A legal agreement is therefore needed to ensure that future occupiers are prevented from obtaining on-street parking permits. Furthermore, the proposal is required to provide 4 long-stay cycle parking spaces in accordance with Policy T1. A condition is attached accordingly.

The proposal is considered to preserve 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.

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.

As such, the proposed development is in general accordance with policies A1, H3, H7, T1, T2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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