

Application ref: 2022/2874/P
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Date: 13 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

N4 Architecture Ltd
Top Floor Flat, 95 Queens Drive
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Fitzroy Road
London
Camden
NW1 8TP

Proposal:

Alterations to existing front lightwell and front facade including new staircase to lower ground floor and new entrance door, and replacement of front windows.

Drawing Nos: 2207/PE/1250/001; 2207/PE/500/001; 2207/PE/50/001; 2207/PE/50/002;
2207/PE/50/003; 2207/PE/50/004; 2203/PP/50/001; 2203/PP/50/002; 2203/PP/50/003;
2207/PP/20/001; 2207/PP/20/002; 2207/PP/20/003; 27; DESIGN & 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 The development hereby permitted shall be carried out in accordance with the following approved plans

2207/PE/1250/001; 2207/PE/500/001; 2207/PE/50/001; 2207/PE/50/002;
2207/PE/50/003; 2207/PE/50/004; 2203/PP/50/001; 2203/PP/50/002;
2203/PP/50/003; 2207/PP/20/001; 2207/PP/20/002; 2207/PP/20/003; 27;
DESIGN & ACCESS STATEMENT

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding any indication given on the approved plans, prior to the commencement of the new tiled flooring part on the lower ground floor of the development hereby permitted, samples and details of the tiling materials to be used in the external elevations and floorplans shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory and that it preserves the character and appearance of the conservation area in accordance with policy D1 and D2 of the Camden Local Plan 2017.

- 5 Notwithstanding any indication given on the approved plans, the two pairs of new stairs as shown on drawing numbers '2207/PP/20/002 (dated 14/10/2022)' and '2207/PP/50/001 (dated 06/07/2022)' of the development hereby permitted shall be finished in York Stone.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policy D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the formation of doors to form openings off the lower ground lightwell to the front of the property. Two pairs of doors would be installed to the under-pavement vaults and a door and full height window would be installed in front of the under-stair area. The vault doors would not be visible from the street. Whilst the under-stair enclosure would be marginally visible (it would be recessed below the existing stairs up to the upper ground floor entrance door). The design of the door and associated window (timber and glass) have been revised such that it is now in keeping with the property as a whole, and moreover, is of a similar nature to various similar existing

enclosures elsewhere within this terrace. The floor of the lightwell would be tiled and details of the tiling would be secured via condition.

The proposal also includes replacing the existing lightwell external staircase from metal to York stone and moving it to the opposite side to allow for an entrance to the vault. The ground floor front entrance tiled steps would also be replaced with York stone. This is considered acceptable and the materials are in keeping with the character and appearance of the Primrose Hill Conservation Area and have been conditioned accordingly.

To the front, all existing windows would be replaced with new timber windows to match the existing. The lower ground floor window would be replaced with a slightly larger timber sash window. All new windows would be of design and materials to match existing which is appropriate.

Due to the proposals' size and location, they would have no adverse effects on the amenity of any adjoining residential occupiers in terms of privacy, outlook, daylight and sunlight.

No objections have been received prior to making this decision. The Primrose Hill CAAC withdrew their objection on the condition that the materials of the revised door and details of windows are the subject of conditions.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 (ERR) 2013.

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 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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