

Application ref: 2022/3962/P  
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Date: 23 January 2023

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

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DF\_DC architects  
42 Theobalds Rd  
London  
WC1X 8NW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Fitzroy Road**  
**Camden**  
**London**  
**NW1 8TU**

#### **Proposal:**

Erection of single storey rear extension with sedum roof and infill at ground floor level.

Drawing Nos: Location Plan; Block Plan; Design and Access Statement;

187\_(00)\_099\_P1; 187\_(00)\_100\_P1; 187\_(00)\_251\_P1; 187\_(00)\_206\_P1;

187\_(00)\_202\_P1; 187\_(00)\_205\_P1; 187\_(01)\_099\_P1; 187\_(01)\_100\_P2;

187\_(01)\_251\_P2; 187\_(01)\_206\_P1; 187\_(01)\_202\_P1; 187\_(01)\_205\_P2.

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:

Location Plan; Block Plan; Design and Access Statement; 187\_(00)\_099\_P1; 187\_(00)\_100\_P1; 187\_(00)\_251\_P1; 187\_(00)\_206\_P1; 187\_(00)\_202\_P1; 187\_(00)\_205\_P1; 187\_(01)\_099\_P1; 187\_(01)\_100\_P2; 187\_(01)\_251\_P2; 187\_(01)\_206\_P1; 187\_(01)\_202\_P1; 187\_(01)\_205\_P2.

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 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan 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
  - 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:

The proposal seeks to erect a single storey rear extension at ground floor level with a sedum roof. The proposed rear extension would be 2.9m high and extend 1.7m past the rear elevation of the house, so it would remain behind the rear building line of no.1. In terms of scale, it is acceptable and proportionate to the host dwelling house. It does not appear overbearing and is less significant than the neighbouring rear extension at no.1 and will still maintain an adequate amount of garden space retained as amenity space. The sedum roof will soften the extension and enhance the visual amenity and biodiversity, further details of which will be secured by a condition. The proposal also involves a small infill of the existing side extension at ground floor level, which would square off the rear of the building at ground floor level. This would be very minimal in scale, measuring 1.5m deep and 1.3m wide, so would be considered to be appropriate and acceptable in scale.

In terms of materials used, the extension will be constructed of smooth finish concrete and thin frame aluminium sliding doors and windows to the front and side. Although these materials are not traditional, they are replacing modern materials in the existing rear elevation at lower ground level. Therefore, the glazing and the materials are considered to be appropriate and suitably positioned for the host building and do not cause harm to the building or surrounding area, so are acceptable. The infill will be constructed of bricks that are painted white to match the existing building, which is acceptable.

The design and scale of the extension is considered to be acceptable and would still ensure a subordinate relationship to the host building. The materials would also be sympathetic to the building and would preserve the character of the area.

In terms of amenity, because the extension only protrudes a relatively small distance beyond the existing rear elevation and is behind the building line of the attached neighbouring dwellinghouse, there will be limited impact on neighbouring outlook, privacy, and daylight/sunlight. The small infill at ground floor level is minimal in scale and so will also have very limited impact on outlook, privacy, and daylight/sunlight.

No objections were received prior to making this decision. The Primrose Hill Conservation Area Advisory Committee made no objection to the proposal, and 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 conservation area, under s.72 of the 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, A3, D1, D2, and CC1 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](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:

<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