

Application ref: 2022/2941/P
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Date: 27 January 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Langdale Planning Limited
Hollytrees
Tetbury Road
Sherston
SN16 0LU

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 full width two-storey rear extension, following demolition of existing rear outrigger, internal excavation to lower down the lower ground floor level, like for like replacement of all windows with double glazed timber sash windows.

Drawing Nos: 1809_LSP_100; 1809_LA_101; 1809_LA_100; 1809_GA_104;
1809_GA_103; 1809_GA_102; 1809_GA_101 Rev A; 1809_GA_100 Rev C;
1809_EX_104; 1809_EX_103; 1809_EX_102; 1809_EX_101; 1809_EX_100;
1809_E_210 Rev A; 1809_E_201; 1809_E_200; 1809_S_240; 1809_S_250; Heritage
Range Sliding Sash Window Example; Survey Photos 21.06.2018; Building Survey by
Scott Davidson Chartered Surveyors; Cover letter by Longdale Planning Limited
11/07/2022; Design + Access Statement 08/07/2022; Flood Risk Assessment - Studio
AF Engineering, Ref: 1003-C-RP-001, September 2022; Basement Impact Assessment
Report (BIA) - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-0004-00,
September 2022; Building Damage Ground Movement Assessment (SSR) - A2 Site
Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-0005-00, September 2022; Phase 1 Desk
Study Report - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-0001-00,
September 2022; Site Investigation Factual Report - A2 Site Investigation, Ref: 22022-
A2SI-XX-XX-RP-Y-0002-00, September 2022; Basement Impact Assessment Report
(BIA) - A2 Site Investigation, Ref 22022-A2SI-XX-XX-TN-Y-0001-00 Addendum to
Basement Impact Assessment, November 2022 including: 15 Fitzroy Road,
Geotechnical Design Report - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-

0003-00, September 2022; Structural Engineers Report J207 - 15 Fitzroy Rd, London NW1 8TU - BC Structural Design, Ref: J207-S-RP-001, Rev 00; Pdisp Input and Output; Xdisp Input and Output.

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:

1809_LSP_100; 1809_LA_101; 1809_LA_100; 1809_GA_104; 1809_GA_103; 1809_GA_102; 1809_GA_101 Rev A; 1809_GA_100 Rev C; 1809_EX_104; 1809_EX_103; 1809_EX_102; 1809_EX_101; 1809_EX_100; 1809_E_210 Rev A; 1809_E_201; 1809_E_200; 1809_S_240; 1809_S_250; Heritage Range Sliding Sah Window Example; Survey Photos 21.06.2018; Building Survey by Scott Davidson Chartered Surveyors; Cover letter by Longdale Planning Limited 11/07/2022; Design + Access Statement 08/07/2022; Flood Risk Assessment - Studio AF Engineering, Ref: 1003-C-RP-001, September 2022; Basement Impact Assessment Report (BIA) - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-0004-00, September 2022; Building Damage Ground Movement Assessment (SSR) - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-0005-00, September 2022; Phase 1 Desk Study Report - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-0001-00, September 2022; Site Investigation Factual Report - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-0002-00, September 2022; Basement Impact Assessment Report (BIA) - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-TN-Y-0001-00 Addendum to Basement Impact Assessment, November 2022 including: 15 Fitzroy Road, Geotechnical Design Report - A2 Site Investigation, Ref: 22022-A2SI-XX-XX-RP-Y-0003-00, September 2022; Structural Engineers Report J207 - 15 Fitzroy Rd, London NW1 8TU - BC Structural Design, Ref: J207-S-RP-001, Rev 00; Pdisp Input and Output; Xdisp Input and Output.

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 relevant part of work begun, 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, with a substrate of at least 100mm
- 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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by A2 Site Investigation, BC Structural Design, Studio AF Engineering as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated December 2022.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The building has a two-storey original rear extension, similar to others along the terrace. The proposal is to demolish it and rebuild a new structure on the same footprint with the same height and infill the gap with the neighbouring two storey extension at no 15. The new extension would appear subordinate to the host building in terms of its location, form, footprint, scale and proportions.

The structure has been designed with solid brickwork and lightweight glazed elements, which break up the volume and result in an adequate contextual response. The solid structure would have large timber sash windows within a

London stock brickwork to match the host building. The glazed element is formed through a sequence of timber sash windows at ground floor and large double-glazed doors at lower ground floor level, which provide a pleasant hierarchy of openings and spaces, and respect the architectural period and style of the host building. There are numerous similar structures across the terrace which now form part of their character and general pattern of development within the Primrose Hill Conservation Area and the proposal would preserve this character.

Part of the proposed extension would have a green roof which is supported. Details of this will be secured by condition.

An area in front of the extension would remain paved as existing and surrounded by planters with steps into the rear garden, which is supported.

The proposed excavation would lower the existing lower ground floor level by 700mm. Given the extent of the excavation a Basement Impact Assessment has been submitted and independently audited. The audit confirms the excavation would not cause harm to the structural stability of the host building and neighbouring ones, natural environment and local amenity including the water environment, ground conditions and biodiversity, in line with Policy A5 and CPG Basements. A pre-commencement condition is attached to confirm the engineer employed to oversee the temporary and permanent works throughout their duration.

The windows within the building are largely single glazed timber sash. The proposal is to replace these with double glazed timber sash window. Details have been provided to show the like for like appearance and mechanisms as well as thickness of frames and glazing bars. The proposed windows are considered to preserve the character and appearance of the host building and are therefore supported.

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, both adjacent neighbours to the application site have two storey extensions of the same depth and height. As such, it is unlikely that the development would result in significant harm would result to the neighbouring amenity.

One objection was received from Primrose Hill CAAC which has been addressed through revisions and window details provided as per above. The planning history of the site has been taken into account when coming to this decision.

Whilst the proposal would include some level of demolition, cumulatively with the proposed construction works would not be considered significant to require a Construction Management Plan in this instance.

As such, the proposed development is in general accordance with policies G1,

CC1, CC2, CC3, A1, A3, A4, A5, A3, D1, D2 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) 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer