

# 2025/1969/P – 27 Fitzroy Road, NW1 8TP



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## Images



Image 1 (above): Aerial view of the rear of the property taken from the south (Source: Google 3D)



Image 2 (above): Aerial view taken from the west showing the front of the property (Source: Google 3D)



Image 3 (above): Rear elevation of the proposed rear extension with neighbouring properties either side (Source: application documents)

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>09/07/2025</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>29/07/2025</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Miriam Baptist			2025/1969/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
27 Fitzroy Road London NW1 8TP			See draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Amalgamation of two flats into a single dwellinghouse, replacement of existing part width double-storey rear extension with a full width double-storey rear extension.					
<b>Recommendation(s):</b>					
<b>Application Type:</b>		<b>Full Planning Application</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notices were displayed on the 05/07/2025 and expired 29/07/2023. A press notice was displayed on the 23/05/2025 and expired 22/06/2025.  No objections were received from neighbouring properties.			
Primrose Hill CAAC comments:	<p>The Primrose Hill CAAC <b>object</b> and comment as follows:</p> <p>Notwithstanding the revised fenestration now proposed to the full width rear extension, we object, as in 2022/0474/P, to this rear extension which is disproportionate to the original, and surviving, massing and configuration of the rear of the house. This is in direct conflict with the provisions of the Primrose Hill Conservation Area Statement – current SPD – at PH25, 26, and 27, this last stating ‘Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.’ The proposal is contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017 which, amongst other matters, seek to ensure that development respects local context and preserves or enhances heritage assets.</p> <p>Neighbouring rear extensions are used as precedent. We refer to the decision dismissing the appeal at 30 Chalcot Road (APP/X5210/D/25/3360359, 2024/4195/P decision dated 16 April 2025) where the Inspector stated (at 9 in the decision letter): ‘As each planning application and appeal needs to be considered on its individual merits having regard to its particular context and current development plan policy, I attribute limited weight to the various planning permissions for rear additions granted planning permission over the last 25 years referred to by the appellant, some of which illustrate the harm that can occur where such development is carried out.’</p> <p><i>Officer response: Please see section 3 of the report below.</i></p>			

## Site Description

The application property is 3-storeys plus a lower ground floor level and a habitable mansard roof level. It is a terraced property within a terrace of 6 similar properties on a predominantly residential street. The property is currently divided into two flats. Beyond the property's rear garden lies the residential property Fitzroy Yard.

The application site is located within the Primrose Hill Conservation Area and is considered to be a positive contributor.

## Relevant History

**9003237:** Certificate of Established Use of the property as two self-contained maisonettes as shown on drawing no.89-103. Established use certificate granted 04/07/1990.

**2008/0964/T:** BACK GARDEN: 1 x Birch – Fell. No objection decided 02/04/2008.

**2017/1184/PRE:** Upgrading the front steps with New York stone, adding an internal lobby area to the lower ground floor entrance underneath the ground floor entrance, replacing the existing metal staircase to the lower ground floor level with new stone steps and metal handrail and infilling the rear lower ground undercroft area to provide additional habitable accommodation. Pre-application Advice issued 19/05/2017.

**2017/3475/PRE:** Alterations to front lightwell steps, vault doors and internalise part lightwell with new doors to create lobby, infill rear lower ground undercroft area, replace rear first floor railings and remove rear steps (Class C3). Pre-application Advice issued 26/07/2017.

**2021/2687/PRE** - Lower and upper ground floor rear extensions, first and second floor outrigger extensions, additional basement level and outbuilding at the end of garden. - Pre-application Advice issued 05/08/2021.

**2022/0474/P** - Amalgamation of two flats into a single dwellinghouse, replacement of existing part width double-storey rear extension with a full width double-storey rear extension. Construction of a single-storey basement under the existing footprint of the dwelling and a proportion of the rear garden with rear lightwell. - Granted 24/07/2024.

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

A1 Managing the impact of development

A2 Open Space

A3 Biodiversity

D1 Design

D2 Heritage

CC3 Water and flooding

### Camden Planning Guidance

CPG Home Improvements (2021)

CPG Design (2021)

### Primrose Hill Conservation Area Statement (2000)



## Assessment

### 1. Assessment

1.1. The principal planning considerations are as follows:

- Loss of residential unit
- Design and heritage
- Neighbour amenity
- Flooding
- Trees and biodiversity
- Transport

### 2. Background

2.1. This application follows a previously consented scheme, 2022/0474/P, which included a substantial basement which has been omitted in this application. Apart from the basement (and related garden works, lightwell etc), all above ground works remain as previously approved.

### 3. Loss of Residential Unit

3.1. Policy H3 of Camden's Local Plan 2017 seeks to protect all housing floorspace and also seeks to resist the loss of two or more residential units subject to various criteria. Policy H3 states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, such is the case in this proposal.

3.2. The existing property is split into two flats, one at lower ground floor level, and the other occupying the upper ground to third floor levels. With the rear extension proposed, there will be additional residential floorspace rather than any loss. The proposed dwelling would provide a good standard of accommodation for current and future occupiers. The amalgamation of the two flats would return the property to its original use as a large family dwelling and therefore is aligned with the established character of the Primrose Hill Conservation Area.

### 4. Design and Heritage

4.1. The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

4.2. Policy D1 of the Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2.

4.3. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.4. The Home Improvements Camden Planning Guidance (CPG) states that rear extensions should: *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing; Be built from materials that are sympathetic to the existing building wherever possible; Respect and preserve the original design and proportions of the building, including its architectural period and style; Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks; Be carefully scaled in terms of its height, width and depth.*

4.5. The Home Improvements CPG also states that *'materials are integral to the architectural design, appearance and character of a building. The choice and use of materials and finishes therefore plays a crucial role in any alteration and extension given their impact on the appearance and character of a home (and Conservation Area if applicable).'* In order to be

acceptable materials should be both contextual (in terms of the existing home and wider conservation area) and resilient/durable (affordable in the long term, saves on embodied carbon, becomes part of the character of the property given its lifespan).

4.6. In regard to rear extensions the Primrose Hill Conservation Area statement raises the following points relevant to this application:

*PH25 - Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.*

*PH26 – Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.*

*PH27 - Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.*

*PH28 - Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.*

4.7. There are a number of two-storey (lower ground and upper ground) rear extensions in the immediate vicinity of various compositions (see Figure 1 below). It is noted that Nos 29 and 27 are the only properties within their terrace of 6 properties (Nos 19-29) that do not have full width two-storey extensions. For this reason, the surrounding two-storey rear extensions are now considered the prevailing/established pattern on the terrace. The proposal is of a similar size to the collection of rear extensions that exist and therefore is considered acceptable within the context.

4.8. It is noted that refinement and revision to the design of the rear extension was undertaken as part of the previous application, and the pre-application. Originally white bricks were proposed, but although these were of high design quality, the Council considered that in the context of the conservation area these were not contextual and that the white finish would make the extension conspicuous, highlighting its mass and presence. For this reason, the materiality was revised.

4.9. Some repair and replacement works are proposed at the front of the property, this includes the replacement of the staircase to the lower ground level to match the existing and like-for-like replacement sash windows and other general repair work.

4.10. The extension proposed would be two storeys, in line with the prevailing pattern of development directly to the north and would replace the existing two storey half-width outrigger. The new extension would be finished in London stock brick to match the host building and would have significant glazing bringing in natural light. It is noted that there are a number of precedents on Fitzroy Road (Nos. 7, 9, 13, 14, 17, 23 and 28) and in the Conservation Area that have similar high levels of glazing to the rear.

4.11. Although the façade and its fenestration design are modern in appearance, its impact on the conservation area is limited by the fact it is restricted to the lower levels of the property and, like others along the terrace and on the rear of the adjacent terrace on Chalcot Road, cannot be seen from the surrounding public realm.





*Figure 1 (above): prevailing pattern of 2 storey rear extensions along the host terrace.  
Application site marked with red arrow.*

- 4.12. The London stock brick of the extension is considered to respect and complement the host building, while the extension would still appear distinct from the original house and would enhance the character and appearance of the subject house and would be in keeping with the surrounding pattern of development.

## **5. Neighbouring Amenity**

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 5.2. The proposed new two-storey rear extension would not cause material harm to neighbouring amenity. This is because to the north, the properties in the terrace have similar two storey full width extensions (and the host property already has an existing half-width two storey extension against the boundary with No 25). And to the south there is an existing party/boundary wall which is two storeys high, a similar height to the extension proposed. The new glazed rear façade proposed will look into the garden rather than to properties on either side and although it will face the residential Fitzroy Yard development to the rear it does not present any views into habitable rooms.
- 5.3. There will be a rooflight to the new two-storey extension but it will be facing directly upwards, rather than towards the properties on either side. As the rooflight is positioned and designed to bring in light rather than create an outlook, it is not considered to harm residential amenity by causing any potential overlooking.

- 5.4. The new two storey extension is glazed to the rear, and the basement will feature a lightwell, and so some level of additional lightspill in the area may be experienced. However, as there are no neighbours and windows directly to the rear of the site, where the light may be concentrated, the impact of the scheme is not considered to be materially harmful.
- 5.5. Overall, no significant negative impact on neighbouring amenity is expected from the proposed works in terms of loss of noise, odours, daylight, sunlight, privacy or outlook. The scheme is thus considered to be in accordance with Local Plan policy A1.

## **6. Flooding**

- 6.1. The site lies within a Local Flood Risk Zone and nearby streets such as Egbert Street have previously recorded flooding, therefore the design will include a number of flood resistance and resilience measures as necessary at lower ground floor level such as non-return valves, use of impermeable membranes, and self-closing/ water resistant vents.
- 6.2. The two-storey extension will also feature a native wildflower green roof which will increase the area of permeable surfaces on site and will make some contribution to reducing the rate of rainwater runoff. The new hardscaping to the rear garden would be permeable.

## **7. Trees and biodiversity**

- 7.1. The current scheme does not involve the removal of any trees, and because the basement has now been omitted (in comparison to the previous permission 2022/0474/P), which did extend beneath the rear garden, there is now no significant harm likely to nearby trees on adjacent sites.
- 7.2. The native wildflower green roof to the extension which will increase the area of permeable surfaces on site, improve biodiversity, contribute to reducing the rate of rainwater runoff and be a visual improvement. Details submitted show an insufficient soil depth and are not acceptable, and therefore a condition is attached for the submission of revised details.
- 7.3. This development is not subject to Biodiversity Net Gain (BNG) requirements as it is below the de minimis threshold. An informative has been added to the decision notice in relation to Biodiversity Net Gain and the applicant's obligations.

## **8. Transport**

- 8.1. Within the previous permission (ref 2022/0474/P), there was a significant amount of basement excavation, demolition and construction needed, and therefore a Construction Management Plan (CMP), highways contribution and highways Approval in Principle (AIP) were considered necessary. The Council's Transport team have reviewed this proposal and are satisfied that these measures are no longer necessary, and that the parking bays to the front of the site on Fitzroy Road can be used for the storage of skips and to enable deliveries to take place.

## **9. Recommendation**

- 9.1. Grant Conditional Planning Permission subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15<sup>th</sup> September 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2025/1969/P  
Contact: Miriam Baptist  
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Date: 10 September 2025

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# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**27 Fitzroy Road**  
**London**  
**NW1 8TP**

Proposal:

Amalgamation of two flats into a single dwellinghouse, replacement of existing part width double-storey rear extension with a full width double-storey rear extension.

Drawing Nos: 100 EX1, 101 EX1, 102 EX1, 103 EX1, 104 EX1, 105 EX1, 110 EX1, 111 EX1, 120 EX1, 121 EX1, 150 P1, 151 P1, 152 P1, 153 P1, 154 P1, 155 P1, 170 P1, 171 P1, 300 P1, 301 P1, 302 P1, 303 P1, 304 P1, 305 P1, 310 P1, 311 P1, 320 P1, 321 P1, Design and Access Statement dated May 2025 by Studio McW.

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: 100 EX1, 101 EX1, 102 EX1, 103 EX1, 104 EX1, 105 EX1, 110 EX1, 111 EX1, 120 EX1, 121 EX1, 150 P1, 151 P1, 152 P1, 153 P1, 154 P1, 155 P1, 170 P1, 171 P1, 300 P1, 301 P1, 302 P1, 303 P1, 304 P1, 305 P1, 310 P1, 311 P1, 320 P1, 321 P1, Design and Access Statement dated May 2025 by Studio McW.

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 Prior to commencement of development, full details in respect of a green roof (native wildflowers) shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
  - ii. a plan and section at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density
- The green roof 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 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The flat roof above the extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.



Informative(s):

- 1 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).
- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 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 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.
- 5 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.

- 6 Biodiversity Net Gain (BNG) Informative (1/3):  
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:



- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- 7 Biodiversity Net Gain (BNG) Informative (2/3):  
+ Summary of transitional arrangements and exemptions for biodiversity gain condition
- The following are provided for information and may not apply to this permission:
1. The planning application was made before 12 February 2024.
  2. The planning permission is retrospective.
  3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
  4. The permission is exempt because of one or more of the reasons below:
    - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
    - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
    - The application is a Householder Application.
    - It is for development of a "Biodiversity Gain Site".
    - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
    - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).
- 8 Biodiversity Net Gain (BNG) Informative (3/3):  
+ Irreplaceable habitat:
- If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

**DRAFT**

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

**DECISION**