

Application ref: 2023/0534/P  
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Date: 9 May 2023

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

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Mr K Man  
86-90 Paul Street  
London  
EC2A 4NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 The Hexagon**  
**Fitzroy Park**  
**London**  
**Camden**  
**N6 6HR**

Proposal:  
Erection of single-storey rear lower ground floor extension.

Drawing Nos: Location & Block Plans, KLMan Architects, dated Dec 2022; Existing Lower Ground Plan, KLMan Architects, dated Sept 2021; Existing Sections, KLMan Architects, Sept 2021; Existing Elevation, KLMan Architects, dated Sept 2021; Existing Roof Plan, KLMan Architects, Sept 2021; Proposed Roof Plan, KLMan Architects, dated Dec 2022; Proposed Lower Ground Floor Plan, KLMan Architects, dated Dec 2022; Proposed Sections, KLMan Architects, dated Dec 2022; Proposed Elevations, KLMan Architects, dated Dec 2022; Proposed Extension Overlooking, KLMan Architects, dated Dec 2022; Design & Access Statement, KLMan Architects, dated 6th February 2023.

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 & Block Plans, KLMan Architects, dated Dec 2022; Existing Lower Ground Plan, KLMan Architects, dated Sept 2021; Existing Sections, KLMan Architects, Sept 2021; Existing Elevation, KLMan Architects, dated Sept 2021; Existing Roof Plan, KLMan Architects, Sept 2021; Proposed Roof Plan, KLMan Architects, dated Dec 2022; Proposed Lower Ground Floor Plan, KLMan Architects, dated Dec 2022; Proposed Sections, KLMan Architects, dated Dec 2022; Proposed Elevations, KLMan Architects, dated Dec 2022; Proposed Extension Overlooking, KLMan Architects, dated Dec 2022; Design & Access Statement, KLMan Architects, dated 6th February 2023.

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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the rear extension hereby approved shall not be used as a roof terrace and shall only be accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of development, a method statement including the method of propping the wall and any remedial works that may be required shall be submitted to and approved by the local planning authority in writing to demonstrate how the boundary wall to no. 10 Fitzroy Park shall be protected throughout the duration of the works.

The construction works shall be carried out in accordance with the method statement thus approved.

Reason: To safeguard the appearance of the boundary wall at no. 10 Fitzroy Park 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.

- 7 Prior to the commencement of works, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:
- a) The access arrangements for vehicles.
  - b) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
  - c) The proposed site working hours including start and end dates.
  - d) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: To protect the local transport network and the amenity and safety of pedestrians and other road users in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal involves constructing an extension at the existing lower ground floor. The extension would follow the same building line as the existing building and occupy an existing patio. The extension would provide an extended kitchen and dining area to the single family dwelling and access to the rear garden.

Owing to the site's separation from the road and public areas, the extension would have a very limited visibility from any public space. Specifically in terms of the design of the extension and its relationship with the existing building and nearby Grade II listed building at 10 Fitzroy Park, the extension would sit below the main bulk of the host building. The roof of the extension would protrude a modest height of approximately 0.88m above the existing south-western brick boundary wall, and would otherwise be generously separated and not be prominent from the setting of 10 Fitzroy Park, and maintain an acceptable degree of visual separation. Overall, the extension is designed to be subordinate to the host building and the setting of 10 Fitzroy Park. In order to protect the southern boundary wall which forms part of the curtilage of no. 10, a

condition would be attached requiring the submission of a method statement to ensure the wall is protected throughout the course of construction.

The proposed timber cladding will match the cladding of the existing building. The proposed double full height glazed sliding doors to the side of the extension would face into the rear garden and would be sympathetic to the design of the existing side elevation. Overall, the proposed development is in keeping with the character and appearance of the host building and the Highgate 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.

Any additional overshadowing to neighbouring properties as a result of the proposed extension, would be minimal and indiscernible due to the bulk of the extension generally being positioned north and largely being below existing ground levels of adjacent sites. The applicant's Privacy Study drawings demonstrate that the extension's proposed rooflights are designed so that there is no privacy issue in relation to overlooking of neighbouring properties. The extension is otherwise designed with no windows which could allow direct views into adjacent sites. A condition would be attached to ensure the roof of the extension would not be used as a roof terrace as this could allow additional harmful views directly into the rear garden of the neighbouring properties. In addition to having positive sustainability outcomes, the soft planting proposed over the extension's roof level will assist in limiting light pollution from the roof light to adjacent residential properties. A condition would be attached requiring details of the green roof.

The applicant has agreed to prepare a Construction Management Statement (CMS), which in particular will detail access parking and arrangements for construction vehicles, deliveries of materials and plant to the site. The CMS will assist with the mitigation of traffic and parking effects during the construction period. A condition would be attached to secure this.

Although the proposed development would result in some loss of outdoor amenity space, the property benefits from a large garden and sufficient amenity space would be retained.

## 2 Reasons for granting permission/consent (continued):

There are a number of neighbouring trees that lie within close proximity to the location of the proposed extension. There are high boundary fences and walls that surround this part of the site which would already impact the existing root systems of these trees. The proposal would not be considered to have a detrimental impact on the health and well-being of the neighbouring trees. An informative would be attached to ensure that any works undertaken should be carried out in accordance with the standards set out in BS:3998:2010.

No objections have been received during the course of the application. Three comments have been received which have been addressed in the

accompanying consultation summary.

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, A3, A4, CC1, CC2, CC3, D1, D2, and T3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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).
- 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.
- 6 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 7 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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