

CONSULTATION SUMMARY

Case reference number(s)

2023/0534/P

Case Officer:

Brendan Versluys

Application Address:

4 The Hexagon

London

N6 6HR

Proposal(s)

Erection of single-storey rear lower ground floor extension.

Representations

Consultations:	No. notified	0	No. of responses	4	No. of objections	0
					No of comments	4
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert and site notice 23.02.23 to 19.03.2023, and 17.02.2023 to 13.03.2023 respectively

Highgate Conservation Area Advisory Committee

The extension itself is well designed and poses no problems. WE have some concerns re trees on the site and in adjoining gardens. All care must be taken to protect the root areas of these trees to prevent any adverse effects from the works.

Officer response

There is a generous separation distance between the site boundary and the

trees at 10 Fitzroy Park. Notwithstanding, an informative would be included in the decision notice, advising the applicant of the need to ensure any tree works are undertaken in accordance with the standards set out in BS 3998: 2010.

Fitzroy Park Residents' Association

Camden have agreed a protocol with FPRA that requires a full CMP to be submitted for all demolition and rebuilding projects and other significant builds. We do not consider this Application to be of this quantum and so will not be requiring a Road Bond or formal CMP.

However, we all remain concerned as to how these works will be undertaken safely without causing unnecessary inconvenience to neighbours, especially in the Hexagon where access to the site is particularly restricted. There is also a strictly enforced parking scheme within Fitzroy Park so provision will need to be made for contractors parking as it is not permissible along the FP.

We consider a more appropriate model is for the Applicant to provide a Construction Phase Plan (CPP), as was the case to support the recent renovation at No2 The Hexagon (2021/5999/P) as this includes details of larger loads, access manoeuvres during loading and unloading and on site parking and storage. We would therefore respectfully request that a CPP is added to the Planning Conditions should you be inclined to grant planning consent for this Application. We have reached out to this Applicant to discuss this way forward but have not yet been able to arrange a meeting.

Officer response

The applicant has agreed to a condition of consent, to prepare a Construction Management Statement (CMS) and submit to Council for approval prior to the commencement of works. The CMS in particular would detail access parking and arrangements for construction vehicles, deliveries of materials and plant to the site. Implementation of the CMS would sufficiently mitigate assist traffic and parking effects during the construction period.

Highgate Neighbourhood Forum Fitzroy Park Residents Association

No comment

Neighbouring occupier at 10 Fitzroy Park

The proposed extension is to be built against the boundary brick wall with 10 Fitzroy Park and will be approximately 880mm above the wall.

10 Fitzroy Park is a listed grade II building (listing includes any object or structure within the curtilage of the building). This implies that the boundary brick wall is also listed.

The wall is very old and fragile, the proposed construction will put it at risk of damage.

A reassurance from the applicant will be required that they will take special care of the wall during the construction and to be responsible for any damage to the wall during and after the construction.

Officer response

The boundary wall with 10 Fitzroy Park is within the curtilage of the Grade II listed building at the site. The applicant has agreed to a condition that a method statement shall be provided Council prior to the commencement of works to protect the wall throughout the works. The method statement would detail the method of propping up the boundary wall and any remedial works that may be required to the wall. The works would be carried out in accordance with the method statement.

Recommendation:-

Grant conditional planning permission