

Application ref: 2023/2676/P
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Date: 3 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
www.camden.gov.uk/planning

MV Heritage Consultancy Ltd
32 Murray Road
Richmond
TW10 7QG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Fitzroy Park
London
N6 6HU

Proposal:
Installation of three dormer windows to the rear and one dormer window to the side (south west) elevation at roof level.

Drawing Nos: Proposed Attic Plan Rev. A, Proposed Jib Door Section A, Proposed Section J-J Rev. A, Proposed Ground Floor Rev. A, Proposed South-East Elevation, Proposed North-West Elevation, Proposed First Floor Plan, Proposed East Elevation, Proposed West Elevation, Proposed Roof Plan, Proposed Attic Cross Sections, Proposed Attic Long Sections, Section Through Stairs to Attic I-I, Location Plan, Site Plan. Supporting Documents: Heritage Statement, Design and Access Statement.

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: Proposed Attic Plan Rev. A, Proposed Jib Door Section A, Proposed Section J-J Rev. A, Proposed Ground Floor Rev. A, Proposed South-East Elevation, Proposed North-West Elevation, Proposed First Floor Plan, Proposed East Elevation, Proposed West Elevation, Proposed Roof Plan, Proposed Attic Cross Sections, Proposed Attic Long Sections, Section Through Stairs to Attic I-I, Location Plan, Site Plan. Supporting Documents: Heritage Statement, Design and Access Statement.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the installation of three dormer windows to the rear and one dormer window to the south western side of the roof of the two storey host property.

The application site is a Grade II listed building. It is located within the Highgate Village Conservation Area. It is also within the Highgate Neighbourhood Plan area and is designated as an open space by the Local Plan.

The proposed dormer additions, three to the rear and one to the north-eastern side of the roof, will impact the form of the hipped roof where the two chimneys currently present as the dominant features against an uncluttered roofscape. However, they would be relatively limited in size and in scale, would be aligned with the window apertures below, and would be constructed out of high-quality materials including lead cladding with timber joinery, that would be compatible with the host structure. It is noted that a similar application was granted permission in May 2015 under application ref. 2015/1916/P but was not implemented and so the permission has now lapsed.

The three rear dormers would not be readily visible from the public realm areas around the site. The side dormer would be visible from the street on Fitzroy Park but would not dominate the roof slope or the appearance of the building as viewed from that street, due to the sympathetic size, siting and design detailing of this dormer, as described above. No other changes are proposed to the building. As such, the development would be acceptable in design and heritage terms.

Policy A2 of the Local Plan requires developments to consider their impact on open space. The building is located within a designated open space. It is noted that this is a private garden area and is not public land. The proposals would not reduce the amount of open space available for use as it would affect the existing roofscape only. The development would be acceptable in terms of preserving the existing heritage setting of the existing property and its surroundings and as such the heritage value of the open space is also preserved. Thus it is considered that the open character of this area is sufficiently retained.

The Council's Conservation Officer has raised no objections to the proposal.

The size and siting of the proposed dormers means that they would not have any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site and all comments received as part of the public consultation for the application have been taken into account. Two letters were received in respect of this application. One comment refers to the need for the development which is not a material consideration in the assessment of this application. The other is from the Fitzroy Park Residents' Association where construction parking arrangements are queried. There is ample space for construction vehicles to park on site for this relatively small-scale home extension development if required and as such a condition requiring a construction management plan is considered unnecessary in this case.

As such, the proposed development is in general accordance with policies A1, A2, D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

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



Daniel Pope
Chief Planning Officer