

Application ref: 2023/3345/L
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MV Heritage Consultancy Ltd
32 Murray Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 plus associated minor internal alterations.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting-

This listed building consent application is for the installation of three dormer windows to the rear and one dormer window to the side (south west) elevation at roof level plus associated minor internal alterations.

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 significance of the heritage asset is derived from its architectural design and elevational hierarchy that is reflective of the Neo-Georgian style which has been specifically adapted to meet the individual requirements of the original architect-owner. It retains elements of surviving internal planform and historic fabric and makes a notable contribution to the setting of the Highgate Village (Highgate) Conservation Area context.

In 2015, listed building consent (and associated planning permission) to install four dormers was granted (ref.2015/2035/L). The three year commencement period for the approved scheme has now lapsed without construction works for the dormers being initiated. The subject application seeks permission for the same previously proposed works including the installation of four dormer windows (three to the rear and one the side elevations) and associated internal alterations for attic level access.

The size, position, materials and detailed design of the proposed new dormers are considered to be appropriate to the building's simple aesthetic. The dormers are not proposed to be placed on the building's principal elevation,

and will not visually compete with or otherwise detrimentally impact upon the building's characteristic tall chimneys. There will be no loss of significant or historic fabric involved, and the proposal is not considered to have an adverse impact on the appearance or character of the building's elevations.

The internal alterations are minor in nature and will affect only areas and features of the building which have already been altered, and are therefore not considered harmful to this aspect of the building's special interest. Internally, a door opening in the main first-floor landing will be created to access a new stair to the attic level. In 2007 consent was granted for internal alterations to the building where much of the planform of the first-floor was altered (2007/1509/L, 2007/1509/L). The location of the new access door would be in the same location as a previous opening that has been closed off with new matching panelling applied.

The Council's Conservation Officer has raised no objections to the proposals, following amendments to the submitted documents. The works would preserve the significance of the listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history of the site has been taken into account when coming to this decision. All comments received as part of the public consultation for the application have also been taken into account. These have been responded to as part of the related planning application.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Daniel Pope
Chief Planning Officer