

Application ref: 2023/4999/P
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Date: 18 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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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
Camden
N6 6HU

Proposal:
Creation of low-height boundary wall and gates to the front of the property

Drawing Nos: Design and Access Statement November 2023, Heritage Statement November 2023, Existing Site Plan, Existing Front (North-West) Elevation, Existing Front (North-West) Elevation (With Existing Planters), Existing Part Plan (Driveway), Existing Part Plan (Driveway) (With Planters), Existing Cross Section, Proposed Cross Section, Proposed Front (North-West) Elevation, Proposed Part Plan (Driveway), Proposed Part Plan (Driveway) (With Planters), Proposed Front (North-West) Render (Open Gate), Proposed Front (North-West) Render (Closed Gate).

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 Design and Access Statement November 2023, Heritage Statement November 2023, Existing Site Plan, Existing Front (North-West) Elevation, Existing Front (North-West) Elevation (With Existing Planters), Existing Part Plan (Driveway), Existing Part Plan (Driveway) (With Planters), Existing Cross Section, Proposed Cross Section, Proposed Front (North-West) Elevation, Proposed Part Plan (Driveway), Proposed Part Plan (Driveway) (With Planters), Proposed Front (North-West) Render (Open Gate), Proposed Front (North-West) Render (Closed Gate).

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 and policies DH1 and DH6 of the Highgate Neighbourhood Plan.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the proposed brickwork for the wall, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of brickwork (to be submitted to the Local Planning Authority) and a sample panel of the brickwork showing mortar, demonstrating the proposed colour, texture, face-bond and pointing (to be provided on site) and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and policies DH1 and DH6 of the Highgate Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a two storied dwelling located on the southeastern side of Fitzroy Park. The site is located within the Highgate Village Conservation Area and the building located on the site is Grade II listed. Fitzroy Park is a private road which is managed and maintained by the local

residents association.

The applicant is seeking planning permission for the erection of a brick boundary wall and gates to the front of the property for security purposes/to prevent anti-social behaviour. The proposal would provide separation between the road/footpath and the property. The height of the wall varies, with a maximum height of approximately 1.4m, and planters are proposed inside the wall.

The proposed installation of the wall and gates is considered to have minimal impact on the listed building due to its low height, curved detail, matching brick and planting. The Council's Conservation Officer has reviewed the proposal and has confirmed that they are comfortable with the proposal from a Listed Building and conservation perspective, and has recommended the condition requiring details of the proposed brickwork including proposed colour, texture, face-bond and pointing.

Given the above, the proposal is considered acceptable and would have no harmful impact on the character and appearance of the listed building or streetscene.

Given the nature and location of the proposal, it is not considered that it would result in any unacceptable amenity related effects.

The proposal has been reviewed by the Council's Transport officer who has confirmed that they have no objection to the application.

Special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Building and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. The site's planning history has been taken into account in making this decision.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies DH1 and DH6 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the NPF 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