

Application ref: 2023/5223/L  
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Date: 18 January 2024

**Development Management**  
Regeneration and Planning  
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MV Heritage Consultancy Ltd  
32  
Murray Road  
Richmond  
TW10 7QG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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: 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: 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 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 works will not harm the special interest of the listed building, due to its low height, curved detail, matching brick and planting. No objections were received prior to making this decision. The site's planning history has been taken into account in making this decision.

Special attention has been paid 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 2013.

As such, the proposal is in general accordance with policy D2 of the 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.
- 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](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:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer