

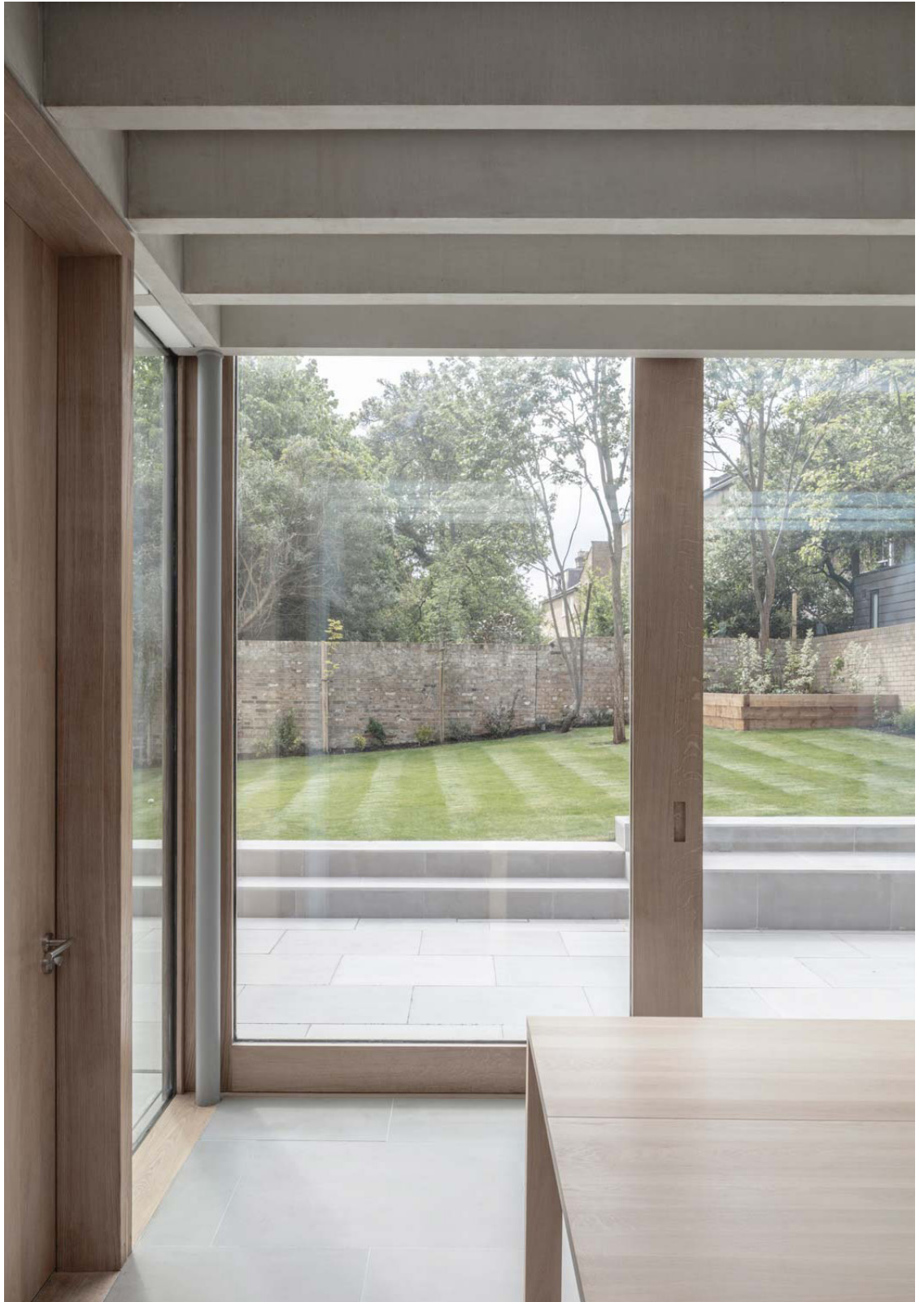
Architecture for London

Supporting Statement
Flats 1 & 2, Fitzroy Lodge, N6 6LH

Revision 1

July 2024

1.0 Introduction	This application seeks a Lawful Development Consent for the amalgamation of 2no. flats at Fitzroy Lodge, N6. The proposal is to reinstate a subdivided early 19th century townhouse into its original form as a single family dwelling.
2.0 Site	The Grade II listed building sits at the edge of the Local Borough of Camden, and of the Camden Highgate Conservation Area. The general character of the immediate area is residential.
3.0 Proposed Works	It is proposed to amalgamate Flat 1, the ground floor flat, with Flat 2, the first floor flat, to create a single dwelling. The property will continue to be used as a dwelling and lived in by the owners and free holders of the building for their young, growing family.
4.0 Use	This application seeks to confirm that the proposed alteration does not constitute development of a property and therefore full planning permission is not required under section 55 of the Town and Country Planning Act 1990. The application therefore is for a Certificate of Lawfulness.
5.0 Planning history	<p>July 2021 - 2021/2925/T Proposal: FRONT GARDEN: 4 x Sycamores (G1) - Fell to ground level and poison. 1 x Sycamore (T1) - Fell to ground level and poison. 1 x Elder (T3) - Fell to ground level and poison. Decision: No Objection to Works.</p> <p>March 2014 - 2014/0880/T Proposal: FRONT GARDEN: 1 x Goat Willow - Remove. Decision: No Objection to Works.</p> <p>January 1981 - HB2603(R1) Proposal: Works of refurbishment in connection with modernisation of the property. Decision: Unknown.</p>



House at Dartmouth Park, Camden Council, by Architecture for London

6.0 Planning policy

Camden Policy H3 provides that the Council will resist development that would involve the net loss of two or more homes (from individual or cumulative proposals)

Camden Local Plan states:

Net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative. Within a block of flats or apartments, such a change may not constitute development. However, the council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site. (3.75)

The proposal does not involve the loss of more than a single home. The proposal furthermore does not involve a cumulative proposal that would involve the net loss of two or more homes.

A number of similar Certificate of Lawfulness applications have been approved by Camden Council previously. These include the following:

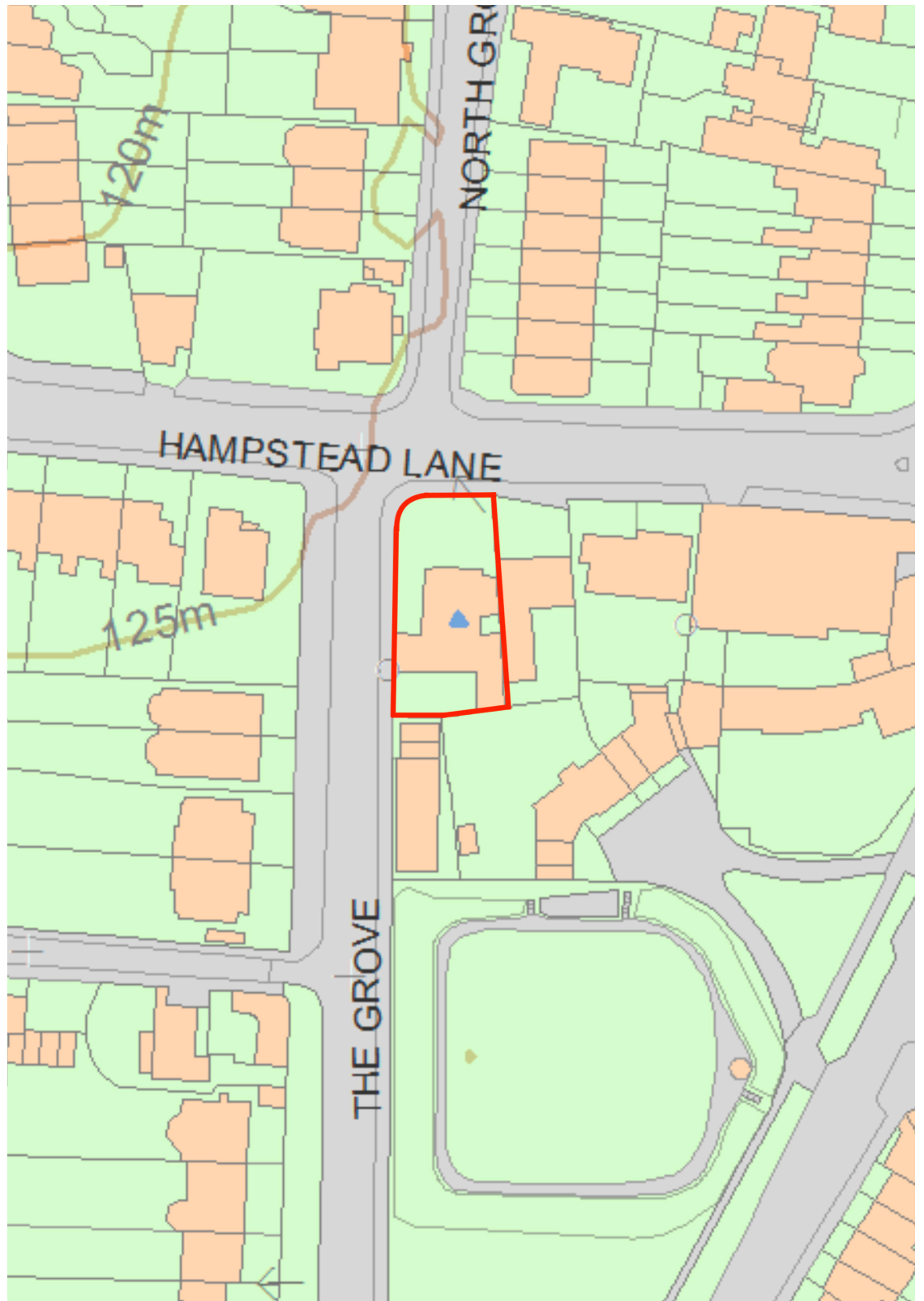
2023/4971/P - 45 Elsworthy Road London NW3 3BS

2023/4351/P - Flat Basement Rear 5a Belsize Square London NW3 4HT

2023/0899/P - 142 Fellows Road London Camden NW3 3JH

2023/0430/P - 10 Thanet Street London WC1H 9QL

2023/0536/P - Flat A and Flat B 134 Belsize Road London NW6 4BG



OS site map showing Fitzroy Lodge

7.0 Conclusion

This application seeks to confirm that the proposed alteration does not constitute development of a property and therefore full planning permission is not required under section 55 of the Town and Country Planning Act 1990. The application therefore is for a Certificate of Lawfulness.

The application seeks to reinstate and restore a subdivided early 19th century townhouse into its original form as a single family dwelling.



Street view of Flats 1 & 2 Fitzroy Lodge, N6 6LH

Architecture for London	<p>We are award-winning London architects and designers, dedicated to the creation of sustainable buildings and places. Our residential projects include new homes, house extensions and refurbishments at all scales. We work toward Passivhaus and EnerPHit standards of comfort and low energy, creating sustainable homes that bring joy.</p> <p>Our work includes both new build houses and alterations to existing homes, from house extensions and basements to lofts and garden rooms. Each provides inspiring, light filled spaces for living and entertaining.</p> <p>We have extensive experience with heritage properties, where there is often a need to balance sensitive refurbishment with carefully considered contemporary extensions. Projects are designed holistically with architecture, landscape, joinery, and interiors each interlocking to form a coherent whole.</p>
Recognition	<p>Selected: RIBA Practice of the Month Finalist: London Construction Awards Finalist: Blueprint Awards Best Residential Finalist: BD Young Architect of the Year Award Finalist: Dezeen Awards Winner: RIBA Journal Rising Stars Cohort Finalist: BD Housing Architect of the Year Award Finalist: AJ Small Projects Award Finalist: Architizer A+ Awards Finalist: AJ Retrofit Award Finalist: NLA Don't Move Improve Award</p>
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An extension and refurbishment of a house at Calabria Road, Islington by Architecture for London