

Application ref: 2023/2712/P
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Date: 9 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

planning@camden.gov.uk
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Claudio Novello Architect
41 Cromwell Avenue
London
N6 5HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Sunbury
Fitzroy Park
London
N6 6HX

Proposal:

Erection of single storey replacement rear extension and single storey side extension, extension of rear garden terrace at ground floor level, and alterations to first floor rear and side windows.

Drawing Nos: 31.21.1A; 31.16.A; 31.24.A; 31.25.A; 31.26.A; 31.24.1; 31.24; 31.22; 31.15; 31.20; 31.19; 31.17; 31.23

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

31.21.1A; 31.16.A; 31.24.A; 31.25.A; 31.26.A; 31.24.1; 31.24; 31.22; 31.15; 31.20; 31.19; 31.17; 31.23

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 application site is located within the Highgate Conservation Area but is not statutorily listed. The proposal seeks single storey side and rear extensions, extension of the rear terrace and several window alterations to the first floor side and rear windows.

The proposed rear extension would replace the existing one and would have a maximum depth of 3.2m for the full width of the property and a maximum height of 3.4m. The proposed development would not project any closer to neighboring properties and the extension is considered to be subordinate in relation to the host property, retain sufficient garden space and constructed of materials sympathetic to the host property. Given its siting to the rear there would be limited public views of the development. Overall, the proposal is acceptable in terms of siting, scale and detailed design and would not obstruct the amenity of its closest neighbours.

The development would remove the existing wall that's used for an internal courtyard leading to the garage, and erect a single storey side extension. This would have a staggered rear elevation, measuring between 9.6m and 13.6m in depth running along the boundary with Ashridge, and would measure 4.1m in height. The front facade would be rebuilt in the same position with a similar appearance. The development would not project unreasonably towards the neighbour along this boundary (Ashridge) and due to its siting is not considered to affect the amenity of this neighbour.

The host property already features a sunken rear terrace, and this application proposes to lengthen this from 4.5m to 7.5m when measured from the rear elevation, as the existing terrace is sunken and not visible within the public realm. This aspect of the development would not produce any overbearing impacts to the neighbouring residents and is considered acceptable.

The proposal seeks to remove the existing corner window on the first floor and

replace this with windows to match the rest of the property. The applicants wish to remove this due to the potential impact of overlooking to properties that had been built after the construction of Sunbury. The Council's Conservation Team deem this to be acceptable in this specific instance. The new windows would not create any additional impacts to overlooking and would be in a style sympathetic to the original dwellinghouse.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The Highgate CAAC and Highgate Society initially held some objections to the development however these have been withdrawn, no objections from neighbours have been received. The planning history of the site has been taken into account when coming to this decision. Similarly The Fitzroy Park Residents Association have no raised any concerns over the design of the scheme.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH2, DH3 and DH4 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the NPPF 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 2023.

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

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

Daniel Pope
Chief Planning Officer