



10a South Grove, Highgate N6 6BS

Ms Lauren Ford
Planning Services
Development Management,
Camden Town Hall,
Judd Street,
WC1H 9JE

Date 06/03/2025

Dear Ms Lauren Ford
Application 2025/0668/P
4 The Hexagon Fitzroy Park London N6 6HR

This is a response on behalf of the Highgate Society to the above application for Certificate of Lawfulness for the erection of a single storey outbuilding in rear garden.

The Society would like to make the following comments and objections:

It is our view that it does not comply with the permitted development (PD) rights under Class E of the General Permitted Development Order (GPDO) 2015 (as amended) and therefore requires full planning permission. The proposal raises concerns regarding privacy for neighbouring properties, impact on the conservation area and tree protection.

The outbuilding is within the setting of No. 10 Fitzroy Park, a Grade II listed building. According to Policy D2 of the Camden Local Plan any development affecting the setting of a listed building must be assessed through a formal planning application.

The previous approved application 2023/0534/P identifies the south-west facing elevation as the rear elevation of the property. However, the new outbuilding is located towards the western/north-western part of the site, near the boundary with No. 3, The Hexagon. This raises concerns about its placement and whether it should be considered within the permitted rear garden area or a side development requiring full planning approval.

The outbuilding's glazing and entrance directly face towards No. 3, The Hexagon. This could potentially lead to privacy concerns which must be considered under Policy A1 and D1 of the Camden Local Plan. The Highgate Neighbourhood Plan states that new developments must not negatively impact neighbours' enjoyment of their property.

The proposal does not include any measures to address any environmental concerns or to enhance biodiversity. The relevant local policies for this type of development emphasise the need to protect and enhance biodiversity in backland development. Please see the Camden Local Plan Policy A3 and Highgate Neighbourhood Plan Policy DH10. We feel this needs to be addressed as well.

Yours sincerely,
Zahra Uddevik

For and on behalf of the Highgate Society Planning Committee

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