

Application ref: 2025/1665/L
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 4 June 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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
N6 6HU

Proposal:

Erection of an outbuilding a within the rear garden.

Drawing Nos: Existing Site Plan, May 2025; Existing Location Plan, May 2025;
Proposed Site Plan, May 2025; Proposed Location Plan, May 2025; Proposed South
East Elevation, May 2025; Proposed South West Elevation, May 2025; Proposed North
West Elevation, May 2025; Proposed North East Elevation, May 2025; Proposed
Section (A), May 2025; Proposed Section (B), May 2025; Proposed Roof Plan, May
2025; Proposed Ground Floor Plan, May 2025; TSP-01, 14/04/2025; 131-01, Rev A.

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: Existing Site Plan, May 2025; Existing Location Plan, May 2025; Proposed Site Plan, May 2025; Proposed Location Plan, May 2025; Proposed South East Elevation, May 2025; Proposed South West Elevation, May 2025; Proposed North West Elevation, May 2025; Proposed North East Elevation, May 2025; Proposed Section (A), May 2025; Proposed Section (B), May 2025; Proposed Roof Plan, May 2025; Proposed Ground Floor Plan, May 2025; TSP-01, 14/04/2025; 131-01, Rev A.

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 Reasons for granting permission.

The application site principally comprises a Grade II listed two storey dwelling and attached garage, in spacious grounds located on the southeastern side of Fitzroy Park. The site is located within the Highgate Village Conservation Area. Fitzroy Park is a private road which is managed and maintained by the local residents association.

The applicant is seeking permission for the construction of an outbuilding and associated decking housing a hot tub and sauna within the rear garden.

Being a small-scale, low profile garden structure located in the rear garden, , the proposed outbuilding would be subordinate to the garden and site, would ensure a sufficient amount of garden space is retained and would have limited visibility from the public realm. The proposed materials which include timber walls, aluminium roofing and timber framed aluminium windows and doors lend the outbuilding a lightweight appearance, and are appropriate for the garden context.

Overall, given the size of the garden, the addition of the modestly scaled outbuilding would not adversely impact the setting of the listed building or conservation area.

The Council has had special regard to the desirability of preserving the character and appearance of the conservation area, and the listed building, its setting, and its special interest.

Due to the scale, nature and location of the proposal, it does not raise any unacceptable amenity related concerns. While a window is proposed on the south western elevation of the outbuilding, it would face into the rear garden of the application site. To protect the residential character of the site/area, a

condition has been attached to ensure that the outbuilding is only used for purposes ancillary to the enjoyment of the house, and that it cannot be used for a separate business or living means. It is not considered necessary for a noise impact assessment to be provided, or conditions surrounding noise levels to be attached in this instance as no plant equipment is proposed. Given the nature of the proposal, where the use is ancillary to the residential use and its limited size and distance from neighbouring properties it is considered that any noise level associated with the proposal would be acceptable.

An Arboricultural impact assessment and tree survey plan have been submitted, and the proposal includes the retention of all trees and the design includes screw piles. The Council's Tree's and Landscape Officer has confirmed that the submitted details are acceptable for undertaking the proposed installation with minimal impact on trees. A condition has been attached requiring tree protection measures to be carried out in accordance with the details within the arboricultural impact assessment. It is noted that no green roof has been included on the outbuilding. The arboricultural impact assessment states that it has been deemed unsuitable for a green roof in this instance as it would be shaded by surrounding trees, with poor growing conditions for plant species.

One objection has been received from neighbouring properties which is addressed within a consultation report. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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) 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer