

Application ref: 2016/3252/P  
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Date: 21 April 2020

**Development Management**  
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Soup Architects Ltd  
198 Blackstock Road  
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N5 1EN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**4 The Hexagon  
Fitzroy Park  
London  
N6 6HR**

Proposal:

Erection of a 3 storey 5-bed dwelling following demolition of existing 3 storey dwelling, and associated works

Drawing Nos: 292\_010\_PL00; 292\_010\_S00; 292\_050\_S00; 292\_095\_PL00;  
292\_100\_DM00; 292\_100\_LH00; 292\_100\_PL00; 292\_100\_S00; 292\_110\_DM00;  
292\_100\_LH00; 292\_110\_PL00; 282\_110\_S00; 292\_112\_PL00; 292\_120\_DM00;  
292\_120\_LH00; 292\_120\_PL00; 292\_120\_S00; 292\_121\_PL00; 292\_130\_PL00;  
292\_130\_S00; 292\_200\_S00; 292\_210\_S00; 292\_300\_DM00; 292\_300\_PL00;  
292\_300\_S00; 292\_301\_PL00; 292\_310\_DM00; 292\_310\_PL00; 292\_310\_S00;  
292\_320\_PL00; 292\_320\_S00; 292\_330\_PL00; 292\_330\_S00; 292\_110\_PL01;  
292\_111\_PL01; 292\_113\_PL00; 292\_114\_PL00; 292\_101\_PL02; 292\_111\_PL03;  
2150655-5000 Rev P6; CCL 09414 TCP Rev 1 pg.1; CCL 09414 TCP Rev 1 pg.2; 689251-01; Planning and Heritage Statement (dated June 2016); Basement Impact Assessment (as amended); Hydrogeological, Geotechnical & Ground Movement Assessment (as amended, dated June 2016); Sustainability Statement (dated June 2016); Structural and Civil Engineering Planning Report Rev P2 (dated October 2016); Arboricultural Report & Impact Assessment (dated 08/06/2016); Lifetime Homes Assessment report (dated June 2016); Statement of Community Involvement (dated June 2016).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed demolition would result in the complete loss of a non-designated heritage asset which has historic, aesthetic, and communal significance and which makes a positive contribution to the Highgate Conservation Area to the detriment of the character and appearance of this part of the Highgate Conservation Area, contrary to Policy D2 of the Camden Local Plan 2017 and Policy DH1 of the Highgate Neighbourhood Plan 2017.
- 2 The proposed replacement dwelling, by virtue of its bulk, scale, massing and form, would be detrimental to the homogeneity of the group of buildings which make up The Hexagon and would cause harm to the character and appearance of the Highgate Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Highgate Neighbourhood Plan 2017.
- 3 In the absence of an adequate site specific Flood Risk Assessment, the applicant has failed to demonstrate that the proposed excavation works would not cause unacceptable harm to water conditions in the local area, contrary to Policies A5 and CC3 of the Camden Local Plan 2017 and Policy DH7 of the Highgate Neighbourhood Plan 2017.
- 4 The applicant has failed to demonstrate that it is not possible to retain and improve the existing building or justified the rebuilding in terms of optimisation of resources and energy use in comparison to the existing building, contrary to Policy CC1 of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption, to be detrimental to general highway and pedestrian safety; and would be likely to result in harm to air quality, contrary to policies A1, T4 and CC4 of the Camden Local Plan 2017.

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 2019.

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