

Application ref: 2019/0508/P
Contact: Rachel English
Tel: 020 7974 2726
Email: Rachel.English@camden.gov.uk
Date: 9 July 2020

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

Chris Dyson Architects
1 Fashion Street
London
E1 6LY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL**

Address:

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

Proposal:

Erection of single storey front extension, two-storey rear extension, and single storey side and rear extension to replace existing garage; replacement of front, rear and side windows and doors and front cladding; installation of 2 x rooflights to main flat roof.

Drawing Nos: 0398 P 1100 Rev. 02, 0398 P 1200 Rev. 02, 0398 P 1001 Rev. 02, 0398 P 1000 Rev. 02, 0398 P 0200 Rev. 01, 0398 P 0100 Rev. 01, 0398 P 0010 Rev. 01, 0398 P 0001 Rev. 01, 0398 P 0000 Rev. 01, 0398 A 1101 Rev. 01, 0398 A 1102 Rev. 01, 0398 A 1103 Rev. 01., 0398 P 1300 Rev. 00, TREE PROTECTION PLAN, Arboricultural Report (Andrew Day Arboricultural Consultancy 16th May 2019), Design and Access Statement (Chris Dyson Architects 12th April 2019).

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Householder Application for the following reason(s):

Reason(s) for Refusal

- 1 In the absence of a legal agreement to secure a Construction Management Plan and associated implementation support contribution, the development would fail to ensure that the development can be implemented without causing detrimental impact to residential amenity or the safe and efficient operation of the highway

network in the local area. The development would therefore be contrary to policies DM1 (Delivery and monitoring), A1 (managing the impact of development) and T4 (sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017 and policies TR2 and TR3 of the Highgate Neighbourhood 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.

Yours faithfully

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

Daniel Pope
Director of Economy, Regeneration and Investment