

Application ref: 2021/1105/L  
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Date: 18 June 2021

**Development Management**  
Regeneration and Planning  
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Constantine Architects  
13 Hornsey Lane Gardens  
London  
N6 5NX

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Fitzroy Lodge**  
**Flat 3a**  
**The Grove**  
**London**  
**N6 6LH**

Proposal: Internal and external alterations at ground floor level including the partial demolition of the wall to the flank elevation for a new door to access to the existing courtyard and demolition of the internal partition walls between the kitchen and living room.

Drawing Nos: Front elevation drawing; 3AFL Proposed plan and elevation; 3AFL Existing plan and elevation; Proposed door details; Site location Map and Listed Building application and Design Statement no date. 1

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

#### **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: Front elevation drawing; 3AFL Proposed plan and elevation; 3AFL Existing plan and elevation; Proposed door details; Site location Map and Listed Building application and Design Statement no date.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

#### Informatives:

- 1 Reasons for granting planning permission:

The application site is a grade II listed residential property located in the Highgate Conservation Area, comprising an early 19th villa in two-part composition. The main house has a stuccoed brick two storey facade with a hipped slate roof on deep projecting eaves. It was divided into flats in the mid-20th century. The flat in question is at ground floor level and situated to the rear within the western section of the historic building.

Planning permission is sought for installation of a new door to access the existing courtyard. The proposed double door would be designed to match the decorated window at roof level. The design is considered acceptable and the Conservation officer was consulted and raised no objection to the new door being installed.

Given the nature of the works, it is not considered that the proposals would cause undue harm to the residential amenities of nearby and neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017; the proposal is in accordance with DH1 and DH2 of the Highgate Neighbourhood Plan 2017, would be in general accordance with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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](http://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 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