

Application ref: 2021/5999/P
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Date: 8 March 2022

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Chris Dyson Architects
1 Fashion Street
London
E1 6LY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 The Hexagon
Fitzroy Park
London
N6 6HR

Proposal:

Replacement of all windows, reintroduction of garage window, replacement and installation of timber cladding, replacement of 2 x doors on lower ground and ground level, re-roofing works and installation of 5 x rooflights to garage and roof level.

Drawing Nos: 0010 02(Location plan); 0000 02; -0000 03; 0001 02; 0002 02; 0100 02; 0101 02; 0102 02; 0103 03; 0110 01; 0111 01; 0112 01; 0113 01; 0201 02; 1000 02; -1000 03; 1001 02; 1002 02; 1100 02; 1101 02; 1102 02; 1103 03; 1110 01; 1111 01; 1112 01; 1113 01; 1201 02; Design Access and Heritage Statement; SKI-01 P02; Construction Phase Plan Rev J; 0011 01 (Site arrangement); 0012 01 (Location plan and general deliveries); 0013 01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

0010 02(Location plan); 0000 02; -0000 03; 0001 02; 0002 02; 0100 02; 0101 02; 0102 02; 0103 03; 0110 01; 0111 01; 0112 01; 0113 01; 0201 02; 1000 02; -1000 03; 1001 02; 1002 02; 1100 02; 1101 02; 1102 02; 1103 03; 1110 01; 1111 01; 1112 01; 1113 01; 1201 02; Design Access and Heritage Statement; SKI-01 P02; Construction Phase Plan Rev J; 0011 01 (Site arrangement); 0012 01 (Location plan and general deliveries); 0013 01

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application is for various minor alterations and external refurbishing including the replacement of all existing windows with timber framed windows on the front, side and rear elevations at lower ground, ground and first floor levels. The existing windows are all timber and 1 is uPVC. The uPVC window would be replaced with timber to match the existing and proposed replacements, which is welcomed. The proposed windows would match the existing timber windows like-for-like in terms of design, materials, positions, and proportions. This would create a unified and consistent appearance and would preserve the character of the building.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers. The proposed reinstated garage window on the south west elevation would face the side of the host property which is occupied by planting and would not cause any concerns in terms of overlooking, privacy or light spill.

The replacement of the lower ground external door and garage door, and the alterations to the patio doors are acceptable. The principal change is the replacement of the timber cladding with charred black timber cladding. A rendered area to the rear of the house is also to be clad in timber which is acceptable. A range of north-facing factory roof lights above the garage will not harm the character of the Highgate Village conservation area.

The proposal is considered to preserve the character and appearance of the host building and conservation area. 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 2013.

There would be no alterations to the yards, extensions nor basement excavation. Given the limited nature of the proposed works, the submitted Construction Management Plan is acceptable.

One neighbour response has been received during the consultation, in support of the proposals. The Fitzroy Park Residents Association raised no objection and Highgate CAAC commented in support. The relevant planning history of the site was taken into account when coming to this decision.

As such the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH2 of the Highgate Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 paragraph 38 of the National Planning Policy Framework 2021.

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