

Application ref: 2022/0612/P
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Date: 7 October 2022

Development Management
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The Heritage Practice Ltd.
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**4 Fitzroy Close
London
N6 6JT**

Proposal:

Erection of rear garden boundary fence (retrospective).

Drawing Nos: Boundary wall 4 Fitzroy Close Highgate N6 dated September 2021;
Conservation area context report; dated January 2022; 1561_EL_001; Cover Letter
dated Sept 2021

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 shall be carried out in accordance with the following approved plans:
Boundary wall 4 Fitzroy Close Highgate N6 dated September 2021;
Conservation area context report; dated January 2022; 1561_EL_001; Cover
Letter dated Sept 2021

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

Informative(s):

1 Reasons for granting permission.

The new fence has now been erected and is considered acceptable in design terms. Whilst the original brick wall would have been a more original feature in terms of its materiality to the host property, the new timber fence is not visible in any public views and only visible in limited private views. The close-boarded timber fence is a traditional form of boundary treatment and is appropriate in height and materials for this garden landscape setting. It would not have any negative impact on the character and appearance of the property, the wider conservation area or the special historic interest or setting of the adjacent Grade II listed building at no. 10 Fitzroy Park.

The applicant has provided evidence showing that the existing brick boundary wall separating the application site and no. 10 Fitzroy Park was built after 1948, meaning that it would not form part of the listed building and therefore listed building consent for the removal of the wall is not required in this instance.

There would be no adverse impacts on residential amenity as currently enjoyed by adjoining residents in terms of loss of privacy, light or outlook.

One objection has been received following statutory consultation. This and the site's planning history 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 2013.

As such, the proposal is in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy DH10 of the Highgate Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2021 and 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).

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer