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Enya Fogarty
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Enya,

**INSTALLATION OF LOUVRE TO GABLE END (SOUTH ELEVATION)
WORKSHOP REAR OF 38-52 FORTRESS ROAD, FORTRESS GROVE, LONDON, NW5 2HB**

We are writing to apply for a louvre to the gable end (south elevation) of the Workshop Rear of 38-52 Fortress Road, Fortress Grove, London, NW5 2HB (Workshop A). The louvre will be located at second floor level and screened by the roof extension of Studio B.

The following documents have been submitted in support of this application:

- Completed Application Forms;
- CIL Form 1;
- Site Location Plan;
- Existing Second Floor Plan, ref: 1014-PL-P-02-EX;
- Proposed Second Floor Plan, ref: 1014-PL-P-02;
- Workshop A Gable End Existing, ref: 1014-PL-A-20
- Workshop A Gable End Proposed, ref: 1014-PL-A-21
- Noise Report by Clarke Saunders dated 20.02.23

Background Information

The application site comprises Fortress Works which has recently undergone redevelopment as offices. The office scheme comprises two main buildings known as 'Workshop A' and 'Studio B'. There is a courtyard area in front of the offices. To the rear, fronting Railey Mews, is the main plant room which includes a louvred roof and louvred doors.

As part of the office redevelopment a new roof was installed to Workshop A. This included some roof cowls along the ridge, which were linked to the air intake for a heat recovery system.

The roof cowls have been reported to create noise and therefore a quieter alternative solution has been sought which includes a fresh air intake louvre discretely located on the gable end of Workshop A and screened by the roof extension to Studio B. The louvre will be linked to internal plant which will include a

silencer as detailed in the Clarke Saunders Noise Report. This solution will mean that the roof cowls are no longer required.

Planning Policy

The development plan for the site comprises the London Plan (2021), the Camden Local Plan (2017), and the Kentish Town Neighbourhood Plan (2016). The National Planning Policy Framework (2021) and the Kentish Town Conservation Appraisal and Management Strategy (2011) are also material considerations.

Workshop A is located outside of the Kentish Town Conservation Area, but the courtyard and Studio B are within it.

i) National Planning Policy Framework (NPPF, 2021)

The NPPF sets out the Government's planning policies and requires that a presumption be given in favour of sustainable development, which includes building a strong competitive economy, supporting vibrant communities, and contribution to the enhancement of the natural built and historic environment.

The document emphasises the presumption in favour of sustainable development. Section 12 discusses the importance of achieving well designed places whereby a high standard of amenity should be maintained. Section 16 requires proposals affecting heritage assets to describe the significance of any heritage assets affected in a manner proportionate to their importance.

ii) Camden Local Plan (2017)

Design requirements are set out in Policy D1, highlighting the need for high quality development that responds positively to the local area, specifically referencing high quality design in alterations and extensions. Policy D2 relates to heritage and the need to protect the historic environment.

Policy A1 requires applications to protect the quality of life for occupiers and neighbours and sets out that the Council will seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.

Policy A4 relates specifically to noise and vibration and confirms that permission will not be granted for development likely to generate unacceptable noise and vibration impacts. Permission will only be granted for plant and machinery where it can be operated without causing harm to amenity.

iii) Kentish Town Neighbourhood Plan (2016)

Policy D3 sets out design principles for development in the area. It explains that proposals must be based on a comprehensive understanding of the site and its context and well-integrated into their surroundings. Design innovation will be encouraged and supported where appropriate and proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings.

Heritage Statement

The application site is located within the Kentish Town Conservation Area which is the heritage asset necessary to assess the impacts of the proposal upon.

i) Significance of Designated Assets

The Kentish Town Conservation Area Appraisal identifies the Area's special interest as lying in its focus around the historic village of Kentish Town, as well as in its inclusion of areas of nineteenth century brick and stucco

housing developed as the area grew in importance as transport connections with London were enhanced. The conservation area is identified as predominantly residential in its use and character, with busier, commercial routes on its boundaries; apart from a small group of local landmarks, the majority of the buildings within the conservation area are terraced, residential properties of three storeys that face directly onto the highway.

The industrial buildings on the application site are a relatively recent addition to the townscape, and have a very different feel to much of the surrounding architecture. In a predominantly residential area, contrasting with the neighbouring mews properties.

ii) Impact on the Conservation Area

The proposed louvre borders the edge of the conservation area. It is discreetly located at second floor level and will be screened by the roof extension to Studio B. It is therefore considered to cause no harm to the conservation area.

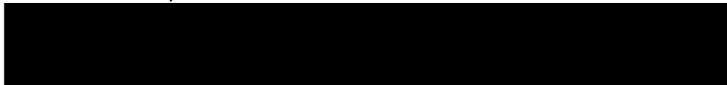
Planning Assessment

The key planning considerations in this case are the visual impact of the proposed louvre and the impact on residential amenity. The visual impact has been discussed above and it has been concluded that the louvre is discreetly located and therefore causes no harm to the setting of the conservation area.

With regard to residential amenity, the proposed acoustic louvre will be linked to internal plant which will include a silencer as detailed in the Clarke Saunders Noise Report. This will ensure that there is no adverse impact on neighbouring properties in terms of noise. The Noise Report by Clarke Saunders concludes that the proposals will meet Camden Council's requirements.

We trust you have sufficient information to enable a positive determination of the application and we look forward to receiving confirmation that the application has been validated. In the meantime, should you require any further information please do not hesitate to contact me.

Yours faithfully



KATE MATTHEWS
Director