

Application ref: 2023/0776/P  
Contact: Duty Determination Team  
Tel: 020 7974 4444  
Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Date: 10 May 2023

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

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Firstplan  
Broadwall House  
21 Broadwall  
London  
SE1 3PL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Workshop Rear Of 36 To 52 Fortess Road  
Fortess Grove  
Camden  
London  
NW5 2HB**

Proposal: Installation of louvre to south gable end at second floor level.

Drawing Nos: Cover Letter and Heritage Statement; Design and Access Statement; Site Location Plan; 1014-PL-A-20\_PL; 1014-PL-A-21\_PL; 1014-PL-P-02\_PL3; Noise Report.

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: Cover Letter and Heritage Statement; Design and

Access Statement; Site Location Plan; 1014-PL-A-20\_PL; 1014-PL-A-21\_PL; 1014-PL-P-02\_PL3; Noise Report.

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 proposal is for the installation of a new louvre to the gable end at the south of the site, facing onto Fortress Grove. The proposed louvre is required in order to allow for ventilation of the workshop.

The new louvre shall be fitted at second floor level and would be partially obscured by the 'studio B' building directly to the south, which is three storeys and semi-encloses the proposed location of the louvre. The material of the louvre grille would be aluminium, and the minor nature of the installation along with the context of a commercial workshop building would mean that the proposed works are not considered to have any negative impact on the appearance of the building or the wider area.

The proposals are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook, or privacy. A noise report was submitted that assessed the impact of the proposed equipment in terms of noise emissions, which has been reviewed by the Council's Environmental Health Officer, who has confirmed that the noise emission levels of the proposed louvre would meet the Local Authority criteria and do not require additional conditions, given the existing consents for the site with specified noise mitigation.

No objections were received prior to the determination of this application, including from the Kentish Town Neighbourhood Forum. Two comments were received, both relating to the heat recovery units (HRUs), the concerns of which are covered by conditions of existing consents for the site with specified noise mitigation.

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 proposed development is in general accordance with policies D1, D2, A1, and A4 of the London Borough of Camden Local Plan 2017. 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](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 2021.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer