

Application ref: 2023/1551/P
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Date: 7 September 2023

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UPP Architects + Town Planners
Atrium
The Stables Market
Chalk Farm Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 - 7 Fortress Road
Kentish Town
London
NW5 1AA

Proposal:

Details of design and method statements and written scheme of investigation in relation to conditions 3 and 8 of 2019/1724/P, 21/05/2021, for; Demolition of existing buildings and erection of a four storey block with retail units at ground floor and 3 x 3-bed residential units above.

Drawing Nos: Site Location Plan 1539 01 A, Written Scheme of Investigation Archaeological Watching Brief (HCUK Group March 2023), Letter of No objection (TfL London Underground 7th July 2023), Northern Line Tunnel Impact Assessment (Ross and Partners Consulting Civil and Structural Engineers 13th April 2023).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting consent:

Condition 3 of 2019/1724/P requires that detailed design and method statements (in consultation with London Underground) should be submitted for approval by the local authority in respect of all temporary and permanent foundations, basement, ground floor and below ground level structures. The

applicant has provided the Northern Line Impact Assessment compiled by Ross and Partners consulting Civil and Structural Engineers accompanied by a letter of no objection from TfL London Underground. This is considered sufficient to discharge the condition.

Condition 8 of 2019/1724/P requires that no demolition shall take place until a written scheme of investigation (WSI) has been submitted for approval by the local authority in respect of archaeological investigations. The applicant has provided a WSI: Archaeological Watching Brief compiled by HCUK Group. This is considered sufficient to discharge condition 8 part A, noting that part B cannot be discharged until the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material is completed. Nevertheless the WSI as submitted is considered acceptable at this stage and is sufficient to discharge the condition as far as possible.

As such, the submitted details are sufficient to satisfactorily discharge the conditions in accordance with London Plan 2015 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012, and policies A1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that condition 4 of the associated application reference 2019/1724/P, dated 21/05/2012, requires details to be submitted for approval before the relevant part of the work is begun.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer