

Application ref: 2023/2517/P
Contact: Josh Lawlor
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Date: 23 October 2023

Development Management
Regeneration and Planning
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UPP Architects + Town Planners
Lab Atrium
The Stables Market
Chalk Farm Road
London
NW1 8AH

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 to discharge Condition 4 parts A (windows), B (shopfront), and C (samples of materials) of planning reference 2019/1724/P dated 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: 3-7FR-A-10-102, 3-7FR-A-10-103, 3-7FR-A-33-101, 3-7FR-A-33-102, 3-7FR-A-33-103, 3-7FR-A-33-104, 3-7FR-A-33-105, 3-7FR-A-33-106, Schedule of materials June 2023.

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

Informative(s):

1 Reasons for approval-

The application seeks to discharge condition 4 (parts a, b and c) and details have been provided of window cill, parapet wall, tile, bricks, and windows of the shopfront as well as samples of materials. The Council's Conservation Officer has reviewed the details, and has confirmed that the original design quality of

the consent would be maintained, and the appearance of the premises and the character of the immediate area would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or neighbouring amenities.

As such, the proposed development is in general accordance with policy D1 of the Camden Local Plan 2017.

- 2 You are reminded that condition 4 part d (detailed drawings and manufacturers specifications of the PV panels) of planning permission 2019/1724/P dated 21/05/2021 is outstanding and requires details to be submitted and approved.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer