

Application ref: 2025/0121/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 18 March 2025

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Bowen Architects Ltd
Lodge Farm Barns
Skendleby
Spilsby
PE23 4QF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
119 Fortress Road
London
NW5 2HR

Proposal: Details of balustrades (Condition 4) of planning permission 2021/6226/P dated 04/05/2022 (for:Erection of single storey rear lower ground extension, addition of a roof terrace at upper ground floor and a Juliet balcony at 1st floor, plus associated alterations.)

Drawing Nos: 1982.PPC.01 dated 20/01/2025

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

Informative(s):

1 Reasons for granting consent:

Condition 4 of planning permission 2021/6226/P is a notwithstanding condition and requires details of the materials for the approved Juliet balconies to be submitted.

A rear elevation and supporting statement have been submitted which state that galvanised steel finished in black will be used for the balconies instead of the previously proposed glazed balustrades. This is more appropriate for the age of the building as it is more a more traditional material and would be

sympathetic to the host and neighbouring buildings.

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.

As such, the proposed details are in general accordance with policy D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 2 You are advised that all conditions relating to planning permission/ granted on 4/05/2022 under 2021/6226/P which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer