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Martin Evans Architects  
18 Charlotte Road  
LONDON  
EC2A 3PB

Application Ref: **2011/4928/P**  
Please ask for: **Neil McDonald**  
Telephone: 020 7974 **2061**

23 December 2011

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**2 Fortress Road**

**London**

**NW5 2ES**

Proposal:

Erection of a 3-storey extension to the rear at 1st-3rd floor levels plus 3rd floor front and rear roof extension in association with works of conversion of the existing vacant building to provide 3 x 1-bedroom residential flats (Class C3) on the upper floors; alterations to include changes to shopfront to provide separate residential entrance and new rear roof terrace over the rear part of the existing ground floor extension.

Drawing Nos: FOR-EX-GA- 00, 01, 02, 03, 04, 05, 06, AND 07; FOR-PL-GA- 01, 02, 03, 04-A, 05-A, 06-A, 07-A, 08-A; Lifetime Home Standards and Sustainability Statement by Martin Evans Architects dated 16/09/2011.

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 use of the roof terrace shall not at any time take place without the 1.8 metre high privacy screens being fully in place.

Reason: In order to protect neighbouring residential premises from harmful overlooking in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The sustainable building measures and lifetime homes features and facilities, as set out in the Lifetime Homes and Sustainability Statement shall be implemented in their entirety prior to the first occupation of the development.

Reason: To ensure a sustainable and resource efficient development and compliance with Lifetime Homes criteria in accordance with the requirements of policies CS6, CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP6, DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans FOR-EX-GA- 00, 01, 02, 03, 04, 05, 06, AND 07; FOR-PL-GA- 01, 02, 03, 04-A, 05-A, 06-A, 07-A, 08-A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 6 Before the development commences, details of the proposed cycle storage area for x 3 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the

London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that Fortress Road and Kentish Town Roads form part of the Transport for London Road Network (TLRN). Construction vehicles associated with the development must not at any time stop/ park/ load/ unload on the highway outside the site unless at designated loading bays within the existing permitted hours. No skip/ construction materials shall at any time be kept on the footway or carriageway and any damages to the TLRN public highway (including footway) resulting from the construction of the proposal would be rectified by TfL, the cost of which would be borne in full by the developer.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>
- 6 This approval relates only to the upper floor flats and associated extensions and access adjacent to the ground floor shop front. It does not relate to the shop front itself which is shown on the drawings for information only. It is understood from the Design and Access Statement accompanying the application that a subsequent

application for the shop front will be submitted prior to occupation of the unit.

- 7 With regard to condition 4, further advice is available in Camden Planning Guidance No.3 on Sustainability, which can be viewed online- [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).
- 8 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 - managing impact of growth, CS6 - providing quality homes, CS7 - promoting Camden's centres and shops, CS11- sustainable travel, CS13 - tackling climate change, CS14 - high quality places and conserving heritage, CS17 - safer places, CS18 - waste and recycling and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 - making full use of housing capacity, DP5 - homes of different sizes, DP6 - lifetime homes and wheelchair housing, DP12 - supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses, DP13 - employment premises and sites, DP17 - Walking and cycling, DP18 - parking standards, DP22- sustainable design and construction, DP24 - high quality design, DP26 - impact on occupiers and neighbours, DP29 - improving access, DP30 - shopfronts. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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