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London  
NW5 4QL

Application Ref: **2015/1617/L**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

4 June 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**88 B Fortress Road**  
**London**  
**NW5 2HJ**

Proposal:  
Creation of a first floor rear balcony with French doors and associated railings.

Drawing Nos: Scale 1:1250 (Ordnance Survey Map), 88FR 01; 02; 03 Rev A and Design and Access Statement and Heritage Statement dated 03/05/2015.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The new doors shall be single glazed painted timber to match those on the rear



elevation of no. 86 Fortress Road including glazing bar pattern and profile.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed alteration for insertion of French doors to replace the existing window on the rear elevation of this grade II listed building is acceptable in listed building terms. The window being replaced is a poorly designed non-original one whereas the proposed doors will replicate neighbouring properties in the terrace including the balcony and railings. The work will also be done in a manner that retains the historic fan light above the aperture also consistent with its neighbours on the back of the terrace.

The proposal is in keeping with local, regional and national policy as well as statutory requirements. Therefore, replication of traditional French doors as is proposed in this application is considered acceptable, preserving the building's special architectural and historic interest.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed

Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment