

Mr Samuel Mead
MEAD Architecture & Construction
19 Harecourt Road
London
N1 2LW

Application Ref: **2016/5944/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

15 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Fortress Grove
London
NW5 2HD

Proposal:

Erection of single storey first floor side and side infill extension, replacement of existing timber sash windows with matching windows and replacement of front and side door to dwelling house

Drawing Nos: OS Extract; Existing Ground Floor Plan (Unnumbered); Existing First Floor Plan (Unnumbered); Existing Roof Floor Plan (Unnumbered); Existing Front Elevation (Unnumbered); Proposed Ground Floor Plans (Unnumbered); Proposed First Floor Plan and Roof Plan (Unnumbered); Proposed Front Elevation (Unnumbered); Existing and Proposed Section (Unnumbered); Daylight and Sunlight Assessment by T16 Design dated August 2016

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 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 policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Extract; Existing Ground Floor Plan (Unnumbered); Existing First Floor Plan (Unnumbered); Existing Roof Floor Plan (Unnumbered); Existing Front Elevation (Unnumbered); Proposed Ground Floor Plans (Unnumbered); Proposed First Floor Plan and Roof Plan (Unnumbered); Proposed Front Elevation (Unnumbered); Existing and Proposed Section (Unnumbered)

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The proposed single storey first floor extensions are subordinate to the host building in terms of its form and proportions. The side extension will feature a flat roof with a parapet wall at a height of 5.9m and would have a width of 1.9m and a depth of 2.1m. Meanwhile the first floor side infill extension will have a width of 0.4m and a depth of 1.7m. The area covered by the proposal will not exceed

further from either the front, side or rear elevations and will infill the remainder of the application building.

The proposal will be constructed of London Stock brick with white timber framed sash windows to match the existing building. Additionally, the replacement front and proposed side door will be installed in a sympathetic design to the neighbouring front doors along Fortress Grove. The side door will gain access to the building's courtyard. Further details of all replacement and proposed windows and doors will be secured by condition.

The installation of 1x rooflight to the existing roof as well as the replacement of the roof with felt to match the existing and neighbouring roofs is considered acceptable and will not be visible from the public realm. The installation of the 2x air vents at the foot of the building are further not considered to impact upon the street scene.

Due to the size and location of the proposed extensions and associated works, it is considered there would be negligible harm to the amenity of adjoining residential occupiers. A daylight and sunlight report was submitted in support of the development which has demonstrated that the proposal will cause no harm on access to light. The separation distance between the rear wall of the extension and the habitable window at first floor of the Piano Works are 4.1m and this habitable window is higher than the proposed terminating height of the extension. The ground floor rear window of the Piano Works serves a cycle store and a commercial unit.

One objection has been received prior to making this decision which was duly noted. The site's planning history and relevant appeal decision were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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.

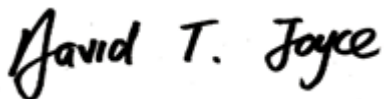
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities