

Mr Paul Norman
Backyards Design Studios Ltd
Unit 2
1st floor
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N19 4DR

Application Ref: **2017/2544/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

29 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Fortress Grove
London
NW5 2HD

Proposal: Construction of a part-single part-two storey rear extension and boundary railings to the front garden area (following the demolition of the existing single storey rear extension).

Drawing Nos: OS Map, A-000, A-001, A-100R1, A101R1

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 development hereby permitted shall be carried out in accordance with the following approved plans: OS Map, A-000, A-001, A-100R1 & A101R1

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



- 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft.

- 4 The front boundary railings and gate shall be carried out in materials, colour, design (including finials) and base fitting that resemble, as closely as possible, the railings of the neighbouring building at 14 Fortress Grove.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft.

- 5 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A1 of the London Borough of Camden Local Plan Submission Draft.

Informatives:

- 1 Reasons for granting permission

This site is located at 12 Fortress Grove in the Kentish Town Conservation Area. The site contains a two storey mid-terraced dwellinghouse, which is a part of a modest Victorian stucco-fronted terrace. The building is identified a positive contributor to the conservation area.

The application is for the construction of a part-single part-two storey rear extension and boundary railings to the front garden area following the demolition of the existing single storey rear extension.

The proposed part-single part-two storey rear extension would have a depth of 1.4 m. The single storey part would have a height of 2.6 m with a flat roof with roof light and the two-storey part would have a height of 5.6 m with a mono-pitched roof. The two-storey element would have a width of 2.2 m and the single storey element would have a width of 2.4 m. Together the extension would extend the full width of the rear garden (4.6 m). The proposed extension would be constructed from brick and render to match the existing building, matching slate for the roof and powder coated aluminium window frames. The proposed black cast iron boundary railings would be constructed around the perimeter of the front garden with a height of 1.2m.

Although it would not be set one full storey below the eaves as expected in CPG (Design), the rear extension due to its modest depth and height would be a subordinate addition to the subject property. It would have a form and design that would harmonise with the design of existing dwelling and the terrace. The extension would also be commensurate with the design and scale of neighbouring extensions at numbers 13 and 14. The extension would therefore respect the character, setting, context and form of the existing and neighbouring buildings. The existing single storey rear extension with a depth of 4 m would also be demolished as a part of the development, which would reduce the footprint of the rear extensions at this site. The development would not harm the character and appearance of the conservation area. The proposed horizontal slot window for the two-storey extension and inset-rooflight for the single storey extension are considered acceptable contemporary elements of the design.

The proposed black cast iron railings would match the height, design and appearance of railings installed at numbers 14 and 15 and would harmonise with the character of the streetscene along Fortress Grove.

The two-storey part of the rear extension would be sited on the north boundary to the rear adjacent to a first floor bedroom window at no. 13. However, the extension would have a modest depth and height and would therefore not affect the amenity of these neighbouring residents. The single storey part of the extension would be sited below the existing boundary wall and would not result in an amenity impact. The proposed black cast iron railings would not result in an amenity impact due to their limited height and design.

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

The planning history of the site has been taken into account when coming to this decision. No objections were received on this application.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

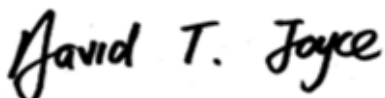
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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



David Joyce
Director of Regeneration and Planning