

Mr Dale Loth  
Dale Loth Architects Ltd  
1 Cliff Road  
London  
NW1 9AJ

Application Ref: **2017/3288/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

3 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**13 Fortess Grove**  
**LONDON**  
**NW5 2HD**

Proposal:  
Installation of black-painted metal railings and gate mounted on concrete kerb at front of property.

Drawing Nos: Site location plan; 269:P/01.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 269:P/01.

Reason:

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

#### Informatives:

- 1 Reasons for granting permission:

The proposed black-painted metal railings and gate would be approximately 1.2m in height and fixed to the top of an existing low parapet concrete kerb. They would enclose a small garden space at the front of the property set-back from the main road and measure approximately 4.5m long x 2.5m wide. The railings are made up of vertical balusters with mainly decorative spear finials and some urn finials in places.

The railings and gate would match those at the adjacent property to the north (no.14) and other properties in the northern part of the terrace. It is noted that a recent planning approval for the adjacent property to the south (no.12) dated 29/06/2017 (2017/2544/P) allows for similar railings to be installed. In this regard, the introduction of railings to the host property would result in a continuation in style in-keeping with the general character and appearance that already exists at the front of other properties along the terrace which are identified as positive contributors within the Kentish Town Conservation Area Appraisal and Management Strategy (adopted March 2001).

It is therefore considered that in terms of design, scale, colour, location and materials to be used, the proposed railings and gate are in accordance with Camden Planning Guidance and would not be visually harmful to the character and appearance of the building or detract from the wider Kentish Town conservation area and would therefore be acceptable.

Due to the location and minor nature of the proposals, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Kentish Town Conservation Area, under s.72 of the

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the Kentish Town Neighbourhood Plan 2016, the London Plan 2016 and the National Planning Policy Framework 2012.

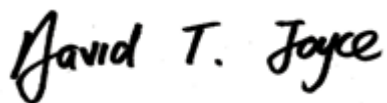
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that 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, Judd St, Kings Cross, London NW1 2QS (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



David Joyce  
Director of Regeneration and Planning