

Paul Evans
Paul Evans Design Associates Ltd
9 Dalmeny Road
London
N7 0HG

Application Ref: **2017/4068/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

26 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Fortress Road LONDON NW5 1AA

Proposal:
Partial enclosure of rear yard to create storage area with flat roof for laundrette.
Drawing Nos: FRKT1.P01 rev A, FRKT1.P02.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

FRKT1.P01 rev A, FRKT1.P02.

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

Informative(s):

- 1 Reasons for granting approval:

The proposal would involve the partial enclosure of the yard area to the rear of the premises which is currently in use as a laundrette. The plans submitted indicate that part of the rear yard would remain open with no roof and that approx. 14sqm of the yard would be covered with a flat roof. The proposed roof would be built approx. 3.1m above ground level and would be used for storage purposes. The proposal would comprise render finished walls and resin roof material.

Due to the rear setting and modest scale of the proposed enclosure, it would not be visible from the public realm and would not give rise to any concerns regarding impact on the character of the host property and surrounding area. Whilst the loss of the open yard is regrettable, the existing space is barely useable amenity space. There would be a small increase in floorspace for the laundrette which is considered acceptable.

Due to the location and nature of the proposal, it is not considered to impact neighbouring amenity in terms of a loss of daylight, outlook or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with 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.

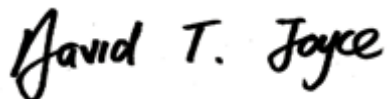
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning