

Ms Kate Matthews  
Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application Ref: **2017/4731/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

31 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Workshops at 36-52 Fortess Road  
Fortess Grove  
London  
NW5 2HB**

Proposal:

Installation of replacement roof to workshop building, alterations to entrance and replacement fenestration

Drawing Nos: 1014-PL-S-A-00; 1014-EX-A-00 Rev A; 1014-EX-A-RF Rev A; 1014-EX-A-14; 1014-EX-A-15; 1014-EX-A-16; 1014-EX-A-17; 1014-ES-A-01; 1014-ES-A-02; 1014-ES-A-03; 1014-PL-A-00; 1014-PL-A-RF Rev A; 1014-PL-A-14; 1014-PL-A-15 Rev A; 1014-GS-A-01; 1014-PL-A-16; 1014-PL-A-17 Rev A; 1014-ED-01; 1014-ED-02; Sample roof panel (Sinusoidal, 80mm, Kingspan XL Forte, Anthracite RAL 7016)

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 and D2 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 -1014-PL-S-A-00; 1014-EX-A-00 Rev A; 1014-EX-A-RF Rev A; 1014-EX-A-14; 1014-EX-A-15; 1014-EX-A-16; 1014-EX-A-17; 1014-ES-A-01; 1014-ES-A-02; 1014-ES-A-03; 1014-PL-A-00; 1014-PL-A-RF Rev A; 1014-PL-A-14; 1014-PL-A-15 Rev A; 1014-GS-A-01; 1014-PL-A-16; 1014-PL-A-17 Rev A; 1014-ED-01; 1014-ED-02; Sample roof panel (Sinusoidal, 80mm, Kingspan XL Forte, Anthracite RAL 7016)

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

- 4 All new and refurbished windows hereby permitted on the north and west facing elevations shall be obscure glazed and fixed shut and thereafter permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 All new rooflights hereby permitted shall be obscure glazed and fixed shut and thereafter permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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

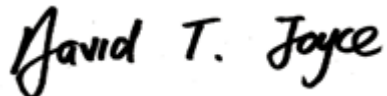
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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