

Application ref: 2017/6071/P
Contact: Matthias Gentet
Tel: 020 7974 5961
Date: 26 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
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Walker Management
Lion House
242 Ballards Lane
London
N12 0EP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
98 Fortress Road
LONDON
NW5 2HJ

Proposal:
Replacement of existing partially single glazed timber door with new partially single glazed timber door to communal entrance (Class C3).

Drawing Nos: Heritage and Design and Access Statement (revised 20/04/2018);
3406/WM/01 R-2; 3406/WM/02 R-3; 3406/WM/03.

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 policies 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: Heritage and Design and Access Statement (revised 20/04/2018); 3406/WM/01 R-2; 3406/WM/02 R-3; 3406/WM/03.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to replace a timber door with upper half glazing panel with like-for-like (design and material).

The original design - including the double glazing - and material (composite) of the replacement door were considered unacceptable. This was due to the architectural merit of the building that is Grade II listed and thus the sensitive nature of the location. As such, the retention of the original design of the door, the single glazing type and material would be expected to be retained.

The amended proposal now consists of a like-for-like timber door with 4no. single glazed panels to upper half and is considered to be acceptable in terms of its size, design, location and materials to be used. The new door would preserve the character and appearance of the host and adjacent buildings and the rear streetscape, and would not harm the setting of the host listed building.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with policies of 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 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).
- 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 Noise and Licensing

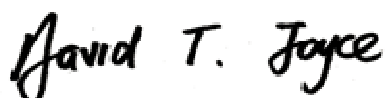
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden
website or seek prior approval under Section 61 of the Act if you anticipate any
difficulty in carrying out construction other than within the hours stated 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