

Application ref: 2018/1554/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 3 July 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

www.camden.gov.uk

Collective Works
8 Mackintosh Lane
London
E9 6AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Fortress Yard
London
NW5 1AE

Proposal: Erection of roof extension with rear dormers.

Drawing Nos: CW-0126-(001, 010, 100, 101, 102, 200, 201, 300, 301, 110, 111, 112, 113, 210, 211, 310, 311).

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 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; CW-0126-(001, 010, 100, 101, 102, 200, 201, 300, 301, 110, 111, 112, 113, 210, 211, 310, 311).

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

- 4 Prior to occupation of the development the rear dormer windows hereby approved shall be obscure glazed to a height of 1.7m above floor level and fixed shut and shall be retained as such thereafter.

Reason: In order to prevent overlooking of neighbouring occupiers in accordance with the requirements of Policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The proposal was revised during the course of the application to amend the design of proposed rear dormer in order to be in line with Camden planning guidance. The height of the front pitch roof extension was also revised to be in line with the neighbouring property at No 3 Fortress Yard. The proposal includes the installation of two dormer windows to the rear elevations and front pitch roof extension with one rooflight. Given that the proposed rear dormers are modest in size, align with windows below and sit comfortably within the existing roof, the roof extension is considered acceptable in terms of size, form and design.

The front pitch roof extension aligns with the height of adjacent building at No. 3 Fortress Yard and the front rooflight would be fitted flush within the roof slope.

The proposed rear dormers are not considered to result in any adverse effects in terms of loss of light to No. 59 Fortress Road and would not result in loss of privacy due to the use of obscure glazing on windows, which would be secured by condition. Given the location of the rooflight at the main roof level, no harm would be caused to the amenity of neighbouring properties in terms of loss of light, outlook or privacy.

The Kentish Town Neighbouring Forum raised no objection to the proposals works. No other comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D1 of the Camden Local Plan 2017, Policy D3 of the Kentish Town Neighbourhood Plan and accords with the London Plan 2016 and National Planning Policy Framework 2012.

- 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).

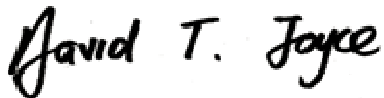
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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