

Application ref: 2018/1149/P  
Contact: Lisa McCann  
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Date: 3 August 2018

**Development Management**  
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Ms Wasfi Kani  
14-16 Fortess Grove  
London  
NW5 2HD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Fortess Grove**  
**London**  
**NW5 2HD**

Proposal:

Erection of part single, part two- storey rear extension; railings and replacement windows to front elevation of dwellinghouse

Drawing Nos: Location plan, Existing elevations & longitudinal section Revision 5 dated 14 July 2018, Existing Plan ground & first floor & roof Revision 5 dated 14 July 2018, Proposed elevations and longitudinal section Revision 6 dated 18 July 2018, Proposed plan Ground & first floor & Roof Revision 6 dated 18 July 2018, Proposed railings & double-glazed timber-framed sash windows Revision 4 dated 25 June 2018, Design & Access statement dated March 2018.

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:

Location plan, Existing elevations & longitudinal section Revision 5 dated 14 July 2018, Existing Plan ground & first floor & roof Revision 5 dated 14 July 2018, Proposed elevations and longitudinal section Revision 6 dated 18 July 2018, Proposed plan Ground & first floor & Roof Revision 6 dated 18 July 2018, Proposed railings & double-glazed timber-framed sash windows Revision 4 dated 25 June 2018, Design & Access statement dated March 2018.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

This site is located at 11 Fortess Grove in the Kentish Town Conservation Area. The site contains a two storey end-terraced dwellinghouse, which is a part of a modest Victorian stucco-fronted terrace. The building is identified a positive contributor to the conservation area.

The application is for the construction of a part-single part-two storey rear extension following the demolition of the existing single storey rear extension, and replacement fenestration and new boundary railings to the front of the property.

The proposed part-two storey rear extension would project a depth of 1.4m, measuring a width of 1.8m and a max height of 5.7 m with a mono-pitched roof. The proposed part-single storey rear extension would measure a height of 2.6 m with a flat roof design and roof light. The proposed rear extension would comprise matching materials to the existing dwelling and timber framed windows are proposed for the new and replacement fenestration to both the front and rear. The proposed iron boundary railings would be constructed around the perimeter of the front garden with a height of approx. 1.4m.

Although it would not be set one full storey below the eaves as expected in CPG (Design), the rear extension due to its modest depth and height would be a subordinate addition to the subject property. It would have a form and design that would harmonise with the design of existing dwelling and the terrace. The extension would also be commensurate with the design and scale of neighbouring extensions at numbers 13 and 14. The extension would therefore respect the

character, setting, context and form of the existing and neighbouring buildings. The proposed single storey rear extension is considered to be a modest addition which would result in no greater impact than the existing single storey rear extension to be replaced. The proposed black cast iron railings would match the design and appearance of railings installed at numbers 14 and 15 and would harmonise with the character of the streetscene along Fortess Grove. Overall the development would not harm the character and appearance of the conservation area.

The part-two storey element of the rear extension would be sited on the north boundary to the rear adjacent to a first floor bedroom window at no. 12. However, the extension would have a modest depth and height and would therefore not affect the amenity of these neighbouring residents. The single storey part of the extension would be sited below the existing boundary wall and would not result in an amenity impact. The proposed black cast iron railings would not result in an amenity impact due to their limited height and design.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site has been taken into account when coming to this decision. No objections were received on this application.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

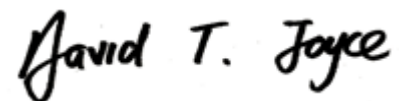
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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