

Application ref: 2019/1775/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 12 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Former Studio
Indecon Court
London
E14 9bs

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**143 Fortress Road
London
NW5 2HR**

Proposal:

Erection of first floor rear extension to existing residential flat (Use Class C3).

Drawing Nos: 001, 002_Rev.A, 003_Rev.A, 004_Rev.A, 005, 006_Rev.A, 007_Rev.A, 008_Rev.A, 009_Rev.A, PA-102, PA-103, PA-104, PA-104.1, PA-105, PA-106, PA-107_Rev.A, PA-108, PA-109 & Daylight and Sunlight Assessment for Planning Issue 2 dated March 2019.

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: 001, 002_Rev.A, 003_Rev.A, 004_Rev.A, 005, 006_Rev.A, 007_Rev.A, 008_Rev.A, 009_Rev.A, PA-102, PA-103, PA-104, PA-104.1, PA-105, PA-106, PA-107_Rev.A, PA-108, PA-109 & Daylight and Sunlight Assessment for Planning Issue 2 dated March 2019.

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

- 4 Prior to the relevant part of development, details of the living roof shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site contains a 3 storey mid-terraced property with commercial unit (use class A1) to the ground floor, and residential above. The property is not located within a conservation area, nor are there any nearby Listed Buildings which would be impacted as a result of the works.

A single storey rear extension to the ground floor commercial unit was recently granted planning permission (ref: 2018/1263/P dated 29/06/2018); proposed here is a first floor rear extension above the single storey addition. This would form an extension to the existing first floor residential unit.

First floor additions are noted within the surrounding vicinity (notably at nos.129, 131, 133 & 137), and the area general consists of a mix of development. The proposal would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it, with an appropriate depth and stepped rear elevation that would be commensurate with the host building and would help to break up the massing of the proposal. The alteration would not result in undue harm to the character or appearance of the property and by reason of its siting to the rear of the house, would not be immediately prominent in public views. The extension would be constructed in materials sympathetic to the host building (matching brickwork) which would match the appearance of the existing property. It is also noted that the windows would align with the existing second floor windows, and the addition would finish one full storey below eaves height in accordance with

council design guidance. The proposal would therefore not result in harm to the character or appearance of the property or surrounding area and is considered acceptable in design terms.

The application was accompanied by a daylight/sunlight assessment demonstrating an appropriate impact on neighbouring amenities. In any event, it is acknowledged that the ground floors of the neighbouring units are in commercial use, with only the upper floors forming residential units. Given the siting, scale and design of the proposed addition, coupled with these factors, the proposal is not considered to cause harm to the amenities of surrounding occupiers in terms of loss of light, outlook or privacy.

A green roof has been included on the proposed extension, further details of this and its maintenance shall be secured by condition.

One response was received objecting to the previously approved scheme (ref: 2018/1263/P dated 29/06/2018) and commenting that the public consultation was insufficient. However, the public consultation was in complete compliance with the Council's adopted Statement of Community Involvement. The response made no objection to the current scheme. The Kentish Town Neighbourhood Forum responded with no comment on the application. The site's planning history was considered in the determination of this application.

As such, the proposed development is in general accordance with policy D3 of the Kentish Town Neighbourhood Plan 2016, policies D1 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations

need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer