

Application ref: 2019/4859/P
Contact: Alyce Jeffery
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Date: 15 November 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
41 Fortress Road
London
NW5 1AD

Proposal: Details of brickwork and facing materials (Conditions 3b and 3c) of planning permission 2013/3877/P dated 31/05/2013 (Reconfiguration and extension of existing building retaining existing gabled facade (currently arranged as 3 self contained flats) to provide 2 x studios, 3 x 1-bed, 3 x 2-bed and 1 x 3-bed self-contained flats; following demolition of the existing 3-storey rear extension and replacement with a 5 storey extension including new basement. (Class C3).).

Drawing Nos: Conditions 3b - Sample brickwork document; Conditions 3c - Details of all facing materials document.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission-

Condition 3b) Sample panel of brickwork for the rebuilt front gable;

The applicant has submitted photos of the brick panel sample with four types of pointing. The existing original bricks would be reused. The chosen pointing is

labelled M4 Y35, which closely resembles the original pointing colour and finish. Given the existing pointing is in poor condition, the applicant would repoint the entire façade in the chosen colour. The proposed brick and pointing sample panel is considered acceptable as it would closely resemble the character and appearance of the existing façade.

Condition 3c) Samples and manufacturer's specification details of all new facing materials.

A photo and specification of the proposed bricks have been submitted - Dickenson Yellow, which is considered an appropriate match for the host building, and a traditional yellow stock which is used throughout Camden.

The proposed rear window specification has been provided, Velfac 200 Energy 480mm triple glazed Powder Coated aluminium framed windows in RAL 7035 (light grey). The modern windows are considered acceptable for a rear elevation.

The proposed roof tiles would be Natural Slate which is considered acceptable as they would match the host building.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene, or on neighbouring amenity.

As such, the proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 3a Details drawings etc, 5 Lifetime Homes, and 6 Cycle Parking, of planning permission granted on 31/03/2015 ref: 2013/3877/P are outstanding and require details to be submitted and approved.

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