

Application ref: 2019/4992/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 27 March 2020

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

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www.camden.gov.uk/planning

Mr Peter Bell
The Studio
Mission Hall
Clarion Street
WF1 5EX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**101 Fortress Road
London
NW5 1AG**

Proposal:

Erection of boundary wall and gate fronting Lady Somerset Road, installation of bin store, 4 x sheds for seating and pergola with retractable canvas roof. Demolition of existing boundary wall.

Drawing Nos: 741-(P)-04A, 741-(P)-02C, 741-(P)-02A, 741-(P)-01B, Crown
Consultants ref. 10461 dated 24th March 2020

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 [741-(P)-04A, 741-(P)-02C, 741-(P)-02A, 741-(P)-01B, Crown Consultants ref. 10461 dated 24th March 2020]

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Crown Consultants ref. 10461 dated 24th March 2020. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission.

The height of the proposed boundary wall has been reduced to match the existing height on Officers advice. This is in order for the wall not appear as overly defensive in the streetscene.

The existing boundary wall on Lady Somerset Road would be demolished and rebuilt to the same height. The trellising on the existing wall would be removed which would enhance the streetscene. The bin store would be positioned discreetly behind the boundary wall and would therefore have a minimal impact on the appearance of the building or street scene. The proposed pergola and seating structures would replace existing seating and parasols. The pergola would be of treated timber with a retractable canvas roof and the seating would be in the form of treated timber shed structures. The material and detailed design of these features are appropriate for a beer garden amenity area and would not harm the character or appearance of the area.

There is existing access of Lady Somerset Road and therefore the proposal would provide new access distinct from the main entrance through the Junction Tavern. The proposal would not give rise to adverse impacts on residential amenity.

The Councils Tree and Landscaping Officer has confirmed that the submitted arboricultural report demonstrates that trees would be adequately protected

from the development in line with British Standard BS5837:2012.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, A3 and D1 of the London Borough of Camden Local Plan 2017. The proposal also accords with 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 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer