

Application ref: 2020/0850/P  
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Date: 27 October 2020

**Development Management**  
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Ko Architects  
Office 18 Network Business Centre  
329-339 Putney Bridge Road  
London  
SW15 2PG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**41 Fortress Road  
London  
NW5 1AD**

Proposal: Amendments to planning permission ref 2013/3877/P granted 31/03/2015 (for the replacement of 3 storey rear extension with a 5 storey rear extension and conversion to 8 residential units), namely to allow the installation of an automatic opening ventilation smoke vent to the main pitched roof above the communal stair and amendment to the loft plan and rooflight relating to the communal stair.

Drawing Nos: Superseded plans- 394-A-006D, 013B, 016;  
Replacement plans- 394-A-006E, 013C, 015

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2013/3877/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 2:**

The development hereby permitted shall be carried out in accordance with the following approved plans (prefix 394-A-) 001D, 002C, 003A, 004D, 005 D, 006E, 007E, 008D, 009B, 011B, 012A, 013C, 014A; 015; 342-B-021A, Specification for D300 Contemporary Cycle Stand -300MWH: Design and Access Statement Rev A

by Ko Architects dated October 2013; Sustainability Statement (incl. BREEAM Domestic Refurbishment) by SRE dated 15.10.2013; Basement Impact Assessment Report by Knapp Hicks dated October 2013; Heritage Statement by Heritage Collective dated June 2013; Daylight assessment by Herrington dated June 2013; Structural feasibility report by WG Hall Associates dated 23 May 2013. Letter dated 18.2.20 by Ko Architects.

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

Informative(s):

- 1 The application seeks approval for amendments by the addition of a 1500mm x 900mm smoke vent opening in the north side of the roof and a negligible change to the internal stairs at loft level which will result in the slight relocation of the approved rooflight here to a lower position on the roofslope.

The proposed smoke vent on the northern side of the main pitched roof would not be visible in the public domain and would have no effect on the appearance of the building or the area. It would also have no effect on the amenity of neighbours due to its obscure glazed design. The changes to the internal stairs at loft level would not impair accessibility. The repositioning of the approved rooflight would not be discernible nor have any further impact on neighbouring amenity in terms of overlooking.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 31/03/2015 under ref 2013/3877/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 31/03/2015 under reference number 2013/3877/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

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

Daniel Pope  
Director of Economy, Regeneration and Investment

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