

Application ref: 2020/3937/P
Contact: Ben Farrant
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Date: 15 December 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Workshop Rear of 38-52 Fortess Road
Fortess Grove
London
NW5 2HB

Proposal: Variation of condition 3 (approved plans) of planning permission ref: 2017/4731/P dated 31/10/2017 for 'Installation of replacement roof to workshop building, alterations to entrance and replacement fenestration', namely to: Increase the height of the roof ridge by 100mm and alter the proposed roof material.

Drawing Nos:
Superseded: 1014-ED-01; 1014-GS-A-01; 1014-PL-A-15 Rev A; 1014-PL-A-17 Rev A; 1014-PL-A-RF Rev A; & Sample roof panel (Sinusoidal, 80mm, Kingspan XL Forte, Anthracite RAL 7016).

Amended: 1014-ED-01_Rev.B; 1014-GS-A-01_Rev.A; 1014-PL-A-15_Rev.B; 1014-PL-A-17_Rev.D; 1014-PL-A-RF_Rev.D; & Platinum Plus Specification for Trisobuild (roof system) Ref: R - R32 - 240 - LP1000 by Tata Steel dated 17/08/2020.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission ref: 2017/4731/P dated 31/10/2017.

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: 1014-PL-S-A-00; 1014-EX-A-00 Rev A; 1014-EX-A-RF Rev A; 1014- EX-A-14; 1014-EX-A-15; 1014-EX-A-16; 1014-EX-A-17; 1014-ES-A-01; 1014-ES-A-02; 1014-ES-A-03; 1014-PL-A-00; 1014-PL-A-14; 1014-PL-A-16 & 1014-ED-02. 1014-ED-01_Rev.B; 1014-GS-A-01_Rev.A; 1014-PL-A-15_Rev.B; 1014-PL-A-17_Rev.D; 1014-PL-A-RF_Rev.D; & Platinum Plus Specification for Trisobuild (roof system) Ref: R - R32 - 240 - LP1000 by Tata Steel dated 17/08/2020.

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

- 4 All new and refurbished windows hereby permitted on the north and west facing elevations shall be obscure glazed and fixed shut and thereafter permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 All new rooflights hereby permitted shall be obscure glazed and fixed shut and thereafter permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.

- 2 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.

- 3 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).

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