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Fao. Mr. Tim Rowson

Dear Tim,

Re. Pre Planning Response - Land at rear of 86 Fortress Road London NW5 2HJ

Thank you for submitting a pre-planning application enquiry for the above property received on 22 October 2020.

Please note that this letter represents an initial officer view of the proposals based on the information available at this stage. The planning officer wasn't able to visit the site due to the current situation with COVID-19. The view expressed in this letter would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Further information is provided in [Appendix 1](#) below, including relevant site history and policies, and suggested information necessary to submit a valid planning application.

Development description

Alteration to raise rear boundary wall and create new opening with timber panel door within wall to access Railey Mews.

Drawings and documents

The following drawings and documents were provided in support of the pre-planning enquiry:

- Site map and proposed access plan (ref. SK-01)
- Design & access statement from Coupdeville Architects dated 19/10/2020

Assessment

The principal considerations material to the pre-planning assessment of the proposals (and any subsequent application) are:

- the design and impact of the proposal on the character and appearance of the Grade II listed host building, streetscene at the rear of the property, and wider Kentish Town Neighbourhood Area; and
- the impact of the proposal on neighbouring amenity.

Design and appearance

Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. Local Plan Policy D2 (Heritage) confirms that the Council will seek to protect heritage assets and will resist development that would cause harm to significance of a listed building through an effect on its setting.

The above local policies are supported by CPG (Altering and extending your home), CPG

(Design), and Policy D3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

The proposal would involve raising the existing rear brick wall by 4 brick courses (from 1700mm to 1950mm) in reclaimed stock brick to match. A timber panel door would be introduced within a new opening in the wall to provide rear access and egress from existing amenity space into Railey Mews. The door would not be dissimilar in appearance and materials to a rear access door already present at the adjoining property (Palmer House, nos. 76-84 Fortess Road).

On review of the submitted information and particular site context, and having assessed the proposal with a Council conservation officer, the alterations are considered to be appropriate in principle as they would involve modest and sympathetic alterations, in keeping with the architectural and historic interest of the Grade II listed building and its' setting, as well as, being commensurate with the rear boundary location adjacent to the Kentish Town Conservation Area.

Full details and samples of materials and finishes would be required as part of any future planning application submission in order to receive formal approval and consent (see Appendix 1 below for further details). All brickwork should match existing brickwork in terms of stock, bond and mortar and be soot-washed to match the appearance of the existing wall. A traditional braced and ledged timber door would be an appropriate addition, sympathetic to the architectural and historic interest of the building and rear boundary setting.

Notwithstanding the above advice, I would advise you that it is unusual detail for a single course of bricks to pass above an external doorway in the way proposed. More typically, an arch might be positioned above it, or indeed, the top of the wall might end at the height of the door and have nothing else above it (similar to the wall and doorway at rear of the adjoining property at Palmer House, nos. 76-84 Fortess Road). This part of the scheme might be reconsidered in light of this.

Neighbouring amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours. Camden's Local Plan is supported by CPG (Amenity).

There are no amenity concerns to neighbouring residential properties as a result of the proposals given the minor nature and location of the alterations.

Thank you for using Camden's pre-application advice service. I trust this is of assistance in progressing your proposal.

Yours sincerely,

Tony Young

Planning Technician
Planning Solutions Team

Appendix 1

Relevant Constraints

Grade II Listed Building
Kentish Town Conservation Area
Kentish Town Neighbourhood Area

Relevant History

None

Suggested relevant policies and guidance

National Planning Policy Framework 2019

Publication London Plan December 2020

Camden Local Plan 2017

A1 - Managing the impact of development
D1 - Design
D2 - Heritage

Kentish Town Neighbourhood Plan (September 2016)

Camden Planning Guidance

CPG (Design) March 2019
CPG (Amenity) March 2018
CPG (Altering and extending your home) March 2019

Kentish Town Conservation Area Appraisal And Management Strategy (February 2011)

Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

What to submit with your planning application

For a valid application, the following information is likely to be required:

- Completed application forms for:
 - Full Planning Permission (as I understand the property to be divided into flats) and
 - Listed Building Consent;
- The appropriate planning fee:
 - £206.00 if the door would provide access for a single residential dwelling only, or
 - £407 for use by 2 or more dwellings;
- Location Plan (scale 1:1250) - denoting the application site in red and any other land owned by the applicant close to or adjoining the site in blue;
- Floor plans (scale 1:50) labelled 'existing' and 'proposed' showing relevant area of rear garden/street;
- Full elevations and sections (scale 1:50) labelled 'existing' and 'proposed' showing the relevant section of boundary wall (elevation drawings should show views of the wall from both within and the rear garden and streetside;
- Details of door including elevation and section at scale 1:20 showing all joinery and providing full details of material(s);

- Details and sample panel of brick showing the proposed stock, colour, texture, face-bond, mortar and pointing. An in situ 1m2 sample should also be provided. Note, normally a sample panel would be provided on site; however, given the current circumstances with COVID-19 and restrictions on site visits, the submission of a high quality photographs should suffice;
- Heritage statement which recognises the significance of the architectural and historical interest and character of the building, and the impact of the proposal on the special interest of the building and its' setting. Information provided should include methods necessary to carry out any proposed alterations. The type and amount of detail required will vary according to the particular circumstances of each application. In this instance, the statement should be relatively brief given the minor nature of the proposal;
- Design and Access statement – brief statement explaining the design rationale
- Photographs would also be helpful in providing context (please note that these cannot be accepted as a substitute for scaled drawings and details as specified above).

Please see the following link to supporting information for planning applications:

<https://www.camden.gov.uk/making-planning-application-supporting-information>

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and by advertising in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications of this kind are typically determined under delegated powers. However, if the Council should receive 3 or more objections from neighbours, or an objection from a recognised local amenity group, the application may be referred to the Members Briefing Panel for consideration. For more details, please use the following link: <https://www.camden.gov.uk/deciding-outcome-of-planning-application?inheritRedirect=true>

Please note, this document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.