

Application ref: 2020/4960/P
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Date: 1 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Fortess Grove
London
NW5 2HE

Proposal:
Creation of roof terrace with associated external alterations.

Drawing Nos: FG01, FG02, FG03, FG04 A, FG05, FG06 B, FG07, FG08 A, FG09,
FG10 A

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 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: FG01, FG02, FG03, FG04 A, FG05, FG06 B, FG07, FG08 A, FG09, FG10 A

Reason:

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

- 4 The use of the roof as a terrace shall not commence until the metal balustrades as shown on the approved drawings, have been installed. The balustrades shall be permanently retained thereafter and no other part of the roof shall be used as amenity space.

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 Reasons for granting permission.

The application site occupies a secluded location which has limited visibility from the public realm. As such, the replacement of the existing valley roof with a flat roof is considered acceptable as it would not alter the appearance of the property in views from Fortress Grove or the wider area, and would retain the v-shaped profile of the existing rear elevation. Furthermore, the proposed 1.1m high front balustrade would be set well back from the front elevation of the property whilst the rear balustrade would only be seen in limited private views, thus preserving the character and appearance of the host property and surrounding conservation area. Similarly, the proposed access rooflight and planters would have little or no visibility from the street and are considered acceptable as result.

The majority of the properties in the terrace directly facing the application site have roof terraces. The current proposals are therefore not considered to exacerbate current levels of overlooking to properties to the front of the site, particularly given the distance between both rows of properties in the street and the set back of the front balustrade for the proposed terrace at No.6. Furthermore, views of the existing terrace at No.7 would be screened by the parapet wall between the two properties at roof level. The proposals would not cause harm to neighbouring amenity in terms of loss of light or outlook.

One objection and a signed petition in support of the application was received following statutory consultation. The objection is addressed in a separate consultation summary. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing

the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the Kentish Town Neighbourhood Plan, the London Plan 2016 and 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.

- 5 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer