

Application ref: 2021/1108/P
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 17 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Coupdeville Architects
22 Hood Road
London
SW20 0SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Land at rear of
86 Fortess Road
London
NW5 2HJ

Proposal:
Alterations to create new opening with timber panel door and flat arch within rear garden boundary wall accessing Railey Mews.

Drawing Nos: (1152-)S-01, EX-01, EX-02, PR-01, PR-02, PR-03; Design and access (with Heritage) statement from Coupdeville Architects dated 04/03/2021; Tree Protection Plan and Method Statement (ref. 1152-TPP-01); Multistock brick sample (photograph) received 11/03/2021.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (1152-)S-01, EX-01, EX-02, PR-01, PR-02, PR-03; Design and access (with Heritage) statement from Coupdeville Architects dated 04/03/2021; Tree Protection Plan and Method Statement (ref. 1152-TPP-01); Multistock brick sample (photograph) received 11/03/2021.

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 submitted Tree Protection Plan and Method Statement (ref. 1152-TPP-01). 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 details.

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 planning permission:

The host property forms part of a Grade II listed terrace of 26 houses built in the early C19. The land at the rear of the property backs on to Railey Mews and the adjacent Kentish Town Conservation Area. The listed wall to which the proposal relates is visible from the northerly approach to Raileys Mews in which there are several similar gated entrances accessing rear gardens from the Mews.

The proposal would involve raising the rear brick wall by 2 brick courses (from 1700mm to 1825mm) in reclaimed London Multi-Stock brick with bond, pointing and mortar to match existing. All brickwork would be soot-washed to blend in with the existing appearance of the wall. A timber panel door would be introduced within a new flat arched opening in the wall (2250mm high) to provide rear access and egress from the existing rear garden amenity space into Railey Mews. The braced and ledged timber panel 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).

The proposed design, scale and materials 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 existing rear boundary location in the Kentish Town Neighbourhood Area and adjacent Kentish Town Conservation Area. As such, the proposal is acceptable.

Tree protection measures and methodology document, submitted and reviewed by a Council Tree Officer, is considered sufficient (in line with BS5837:2012) to demonstrate that no trees will be adversely affected by the proposals. A condition has been attached to ensure that all existing trees and their root systems are protected.

There are no amenity concerns as a result of this proposal given the position of the proposed door and opening and the minor nature of the alteration.

An objection has been received from a local resident. This and the site's planning and appeals history have been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2021 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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