



**FIRSTPLAN**



Date: 29 April 2021

Josh Lawlor  
Planning Department  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

Dear Josh,

**INSTALLATION OF COLLAPSIBLE MAINTENANCE BALUSTRADE TO WEST ELEVATION, MANSAFE SYSTEM AND ROOF COWLS  
WORKSHOP REAR OF 38-52 FORTRESS ROAD, FORTRESS GROVE, LONDON, NW5 2HB**

We are writing to apply for the installation of collapsible maintenance balustrade to west elevation, mansafe system and roof cowls at Workshop Rear of 38-52 Fortress Road, Fortress Grove, London, NW5 2HB (Workshop A).

The following documents have been submitted in support of this application:

- Completed Application Forms;
- CIL Form 1;
- Site Photographs;
- Site Location Plan;
- Existing Roof Plan, ref: 1014-PL-EX-A-RF;
- Existing West Elevation, ref: 1014-EX-A-15;
- Existing Section, ref: 1014-EX-A-01;
- Proposed Roof Plan, ref: 1014-CM-RF;
- Proposed West Elevation, ref: 1918-PS09;
- Proposed Section, ref: 1918-PS06;
- Mansafe system components; and
- Roof cowl details.

Planning permission was granted on the 31<sup>st</sup> October 2017 for the "*Installation of replacement roof to workshop building, alterations to entrance and replacement fenestration*" (ref: 2017/4731/P). This consent was subsequently varied in December 2020 to allow for an increase in ridge height by 100mm and change of material (2020/3937/P).

The replacement roof has now been constructed as shown in the submitted photographs.



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However, the CDM and Health and Safety Consultant have advised that in order to maintain the roof it is necessary to install a collapsible balustrade and mansafe to enable maintenance of the roof.

It is anticipated that the maintenance will occur quarterly, although window cleaning of the rooflights may be required every six weeks or so in the summer period. This limited frequency is not considered to harm the amenity of neighbouring occupiers and is required for health and safety reasons.

The wider maintenance strategy involves cherry pickers within the courtyard lifting the maintenance personnel up to roof level. Therefore, the roof remains inaccessible, with the rooflights to this building fixed shut.

The collapsible design ensures that the balustrade is discreet and does not harm the appearance of the building or the adjoining conservation area.

In addition, roof cowls are proposed to enable adequate ventilation of the structure. These are passive vents and have a limited visual impact on this large roof structure.

Overall, the proposals are considered necessary and are not harmful to the character of the area or neighbouring amenity.

We trust you have sufficient information to enable a positive determination of the application and we look forward to receiving confirmation that the application has been validated. In the meantime, should you require any further information please do not hesitate to contact me.

Yours faithfully



KATE MATTHEWS  
Director