

Application ref: 2021/1043/P
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Date: 24 June 2021

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
www.camden.gov.uk/planning

Boyer Planning
2nd Floor,
24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**96 Fortress Road
London
NW5 2HJ**

Proposal:

Installation of 2no casement glazed doors, 2no canopies with balconies and removal of external stairs to the front elevation, new metal casement doors to the ground floor rear elevation and new replacement windows to the ground and first floor rear/side elevation.

Drawing Nos: Site location plan, LBC-001, LBC-002, LBC-003, LBC-004, LBC-005, LBC-006, LBC-007, LBC-008, LBC-009, LBC-010, 2001_P_50_01, LBC-011, LBC-012, LBC-013, LBC-014, 2001_P_50_01 (PL1), Planning & Heritage statement.

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;

Site location plan, LBC-001, LBC-002, LBC-003, LBC-004, LBC-005, LBC-006, LBC-007, LBC-008, LBC-009, LBC-010, LBC-011, LBC-012, LBC-013, LBC-014, 2001_P_50_01 (PL1), Planning & Heritage statement.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or high resolution photographs of samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of windows, external doors, balcony and canopies;

b) Manufacturer's specification details of all external materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site or provided as high-resolution photographs).

c) The method of construction and fixing of the balconies, including cross sections.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to; install of two casement glazed doors, two canopies with balconies following the removal of external stairs to the front elevation, new metal casement doors to the ground floor rear elevation and replacement windows to the ground and first floor rear/side elevation. The property is Grade II listed and this application is accompanied with a Listed Building application and Certificate of Lawfulness for amalgamation of 2 flats into 1 residential unit at this property.

The applicant has provided historic photographs to show that the external canopies on the front elevation of the building prior to the date of listing. The installation of the canopies is therefore an appropriate work of reinstatement and is acceptable subject to a condition requiring the submission of detailed a section and cross section to assess the method of fixing. Details of the replacement windows to the ground and first floor rear/side elevation balcony windows have been submitted and are acceptable in terms of glazing thickness and glazing bar pattern. The condition requires further details of windows and doors to the front elevation to be submitted and approved prior to relevant works commencing on site.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and Policy 2 of the Kentish Town Neighbourhood Forum. The proposed development also accords with policies of the London Plan 2021; and the National Planning Policy Framework.

- 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 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.
- 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.

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