

Application ref: 2021/4665/P  
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Date: 16 December 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Bowen Architects Ltd  
Lodge Farm Barns  
Skendleby  
Spilsby  
PE23 4QF  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**119 Fortress Road  
London  
NW5 2HR**

Proposal:

Erection of 2 storey rear extension, erection of gable end, replacement of side dormer with rear dormer, installation of 1 x window and 2 x rooflights, associated internal alterations.

Drawing Nos: 1982.OS.01; 1982.EX.01; 1982.EX.02; 1982.EX.03; 1982.EX.04;  
1982.EX.05; 1982.EX.06; 1982.EX.07; 1982.EX.08; Design and Access Statement;  
1982.PP.01; 1982.PP.02(REV A); 1982.PP.03(REV A); 1982.PP.04(REV A);  
1982.PP.06(REV A) (Proposed North & South sections); 1982.PP.06(REV A)  
(Proposed South elevation); 1982.PP.06(REV A) (Proposed East elevation)

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 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

1982.OS.01; 1982.EX.01; 1982.EX.02; 1982.EX.03; 1982.EX.04; 1982.EX.05; 1982.EX.06; 1982.EX.07; 1982.EX.08; Design and Access Statement; 1982.PP.01; 1982.PP.02(REV A); 1982.PP.03(REV A); 1982.PP.04(REV A); 1982.PP.06(REV A) (Proposed North & South sections); 1982.PP.06(REV A) (Proposed South elevation); 1982.PP.06(REV A) (Proposed East elevation)

Reason:

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

- 4 The flat roof at the rear, as approved, shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is in the Kentish Town Neighbourhood Plan area, but outside a conservation area. The proposed two storey rear infill extension is subordinate in scale and location to the host building, and respects the character and setting of neighbouring buildings. The two storey infill sits a storey below the existing outrigger which would have a pitched roof added to it. The outrigger and infill would match the rear building line of the existing rear outrigger on the host property. Although the extension would create a full width rear addition at the lower and upper ground levels, there are similar extensions nearby and the rhythm of the outriggers can still be read.

The proposed alteration to the roof, from hip to gable end, includes a brick party wall upstand to match the existing upstand at the opposite end of the terrace, in keeping with the character and appearance of the terrace and street scene. The two proposed dormers would be similar in scale and design to the existing rear dormer and would remain subordinate to the rear roof slope.

The proposal involves the addition of rooflights to the front roof slope. There is an existing roof light and there are several other properties with multiple rooflights to the front elevation along the street. This is part of the established character of this part of the street and the proposed rooflights are appropriate in terms of design and size.

Revisions were requested to remove a proposed roof terrace from the first floor, and a condition is attached preventing the flat roof from being used as a terrace. A proposed window on the third floor on the proposed gable end has been revised to include obscured glazing in order to limit overlooking. The height and limited depth of the infill, and the sloped roof to the outrigger, would not unacceptably harm the amenity of any adjoining residential occupiers in terms of the loss of light, outlook, privacy or light spill. Similarly, the roof alterations would not harm the amenity of any adjoining occupiers in terms of loss of light, outlook or privacy.

Two objections were received prior to making this decision, which are fully addressed in the consultation summary. The Kentish Town Neighbourhood forum raised no objection. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 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](http://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 2021.

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