

Application ref: 2021/5535/L
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Shape of Architecture
48 Priory Avenue
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London
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
70 Fortress Road
London
NW5 2ES

Proposal:
Installation of a chute, scupper, hopper head and a down pipe on front elevation.

Drawing Nos: 182 - D.01, Heritage_Design and Access Statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

182 - D.01, Heritage_Design and Access Statement

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

The property is Grade II listed. The proposal is for the installation of a chute, hopper, scupper and down pipe in order to prevent water ingress into the building as the current drainage system is insufficient. Given its siting on the front elevation it would be visible from street level, however the down pipe would be located within an elevational recess between properties 70 and 72 which would make the pipe more discreet. The cast iron dark grey finish of the materials is sympathetic to the grey slate roof and is considered acceptable.

The development would help prevent water ingress which may cause damage to the building. It is considered on balance with the need to prevent damage that due its siting, design, materials and scale, the proposal would preserve the character and appearance of the listed host building. The Council's Conservation Team has assessed the proposal and does not object.

The site's planning history has been taken into account when making 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.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer