

Application ref: 2021/1071/P  
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Date: 31 January 2022

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990  
Class A of Schedule 2 Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 632 and SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

### **Address of the proposed development:**

**143 Fortress Road  
London  
NW5 2HR**

### **Description of the proposed development:**

Erection of an additional storey to above a terrace building in mixed use.

### **Details approved by the local planning authority:**

Drawing Nos: E 00, E 01 Rev A, E 02 Rev A, E 03 Rev A, E 04 Rev A, E 05 Rev A, E 06 Rev A, P 01 Rev A, P 02 Rev A, P 03 Rev A, P 04 Rev A, P 05 Rev A, P 06 Rev A, P 07 Rev A

### **Conditions:**

- 1 Prior to first occupation of the development, secure and covered bicycle parking spaces for 1 long stay bicycle shall be provided, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of

Camden Local Plan 2017.

Informative(s):

- 1 It is a requirement of Condition A.2 that the development, hereby approved, shall be completed within a period of 3 years starting with the date prior approval is granted.
- 2 It is a requirement of Condition A.2 that before commencement of the development, hereby approved, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.
- 3 It is a requirement of Condition A.2 that the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. This notification must be in writing and must include- (a)the name of the developer; (b)the address or location of the development; and (c)the date of completion.
- 4 It is a requirement of Condition A.2 that any new dwellinghouse hereby approved shall remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.