

Application ref: 2021/5541/P
Contact: Adam Greenhalgh
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Date: 16 February 2022

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Ko Architects
Office 18 Network Business Centre
329-339 Putney Bridge Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
41 Fortress Road
London
NW5 1AD

Proposal:

Details of windows and door pursuant to condition 3a of planning permission 2013/3877/P granted on 31/03/2015 for 'Reconfiguration and extension of existing building retaining existing gabled facade to provide 2 x studios, 3 x 1-bed, 3 x 2-bed and 1 x 3-bed self-contained flats; following demolition of the existing 3-storey rear extension and replacement with a 5 storey extension including new basement'

Drawing Nos: Window details: - 394-B-18, 394-B-19, Sash window external view, Detailed section drawing of Georgian bar & glazing detail, Velfac In Mullions, V200i.W1.01.A.J.001, V200i.W1.01.A.C.002, Triple glazing image, Double glazing image, 6602-001 C, 6602-002 B, 6602-003 B

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for approval of details:

The application seeks approval for details of windows and doors pursuant to condition 3a of planning permission 2013/3877/P. New windows and doors are proposed in a side wing on the front elevation and in a new 5 storey rear

extension.

Double glazed timber sash windows with lintels are proposed for the front elevation and aluminium casement windows are proposed for the rear elevation. The new door in the front elevation would be panelled with an obscure glass window above.

The timber sash windows and panelled door on the front elevation would be similar to the existing windows and door on the main building and in the adjoining terrace. They would maintain the character and appearance of the building and the streetscene.

The aluminium framed casement windows in the rear elevation would be of a more contemporary style and design, in keeping with the rear extension, and they would not harm any significant heritage or townscape interests. They would maintain the context and character of the area.

The proposed details would therefore comply with the requirements of condition 3a of planning permission 2013/3877/P and are in general accordance with policy D1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref 2013/3877/P granted on 31/03/2015, which need details to be submitted, have been approved.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer