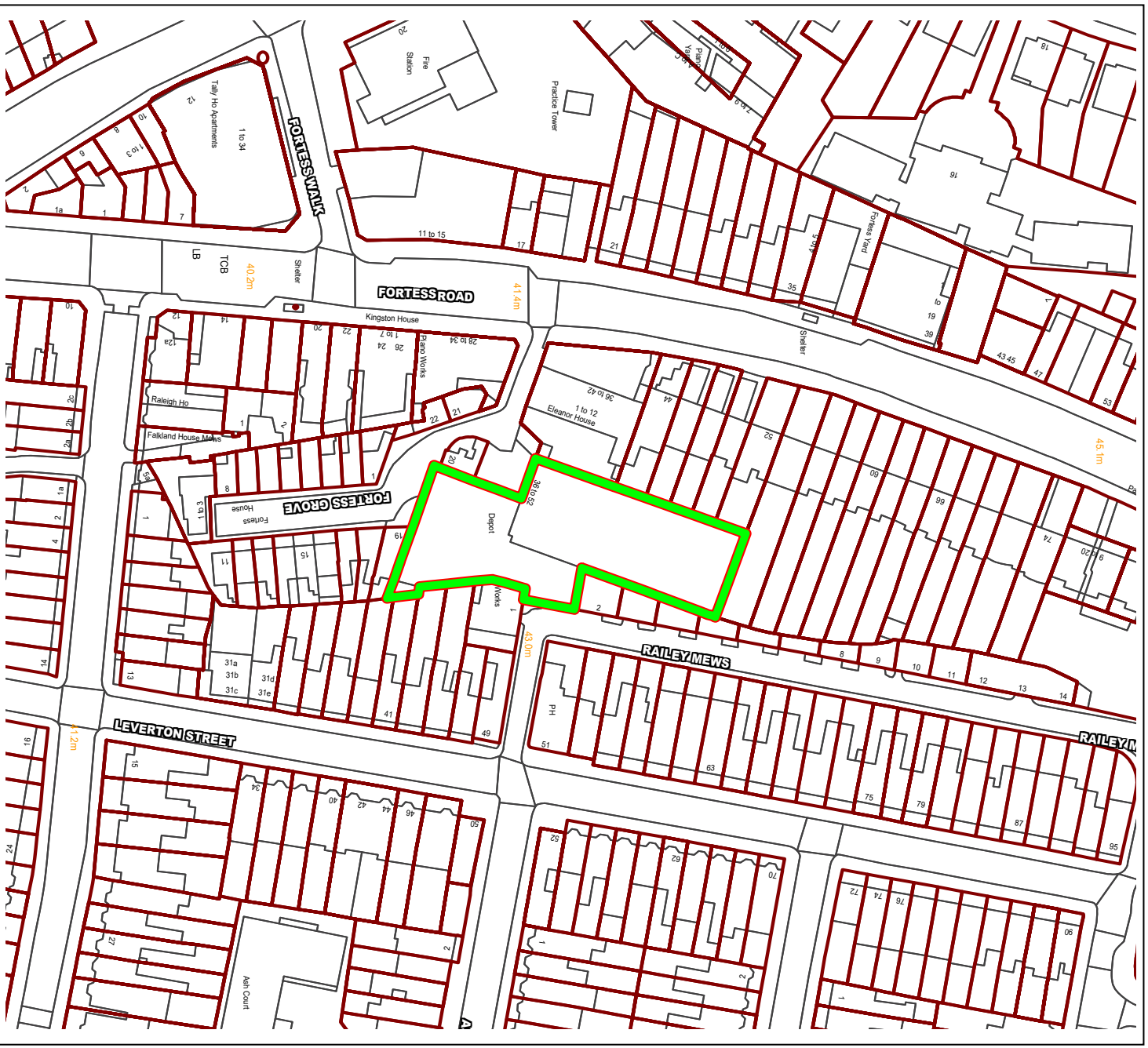
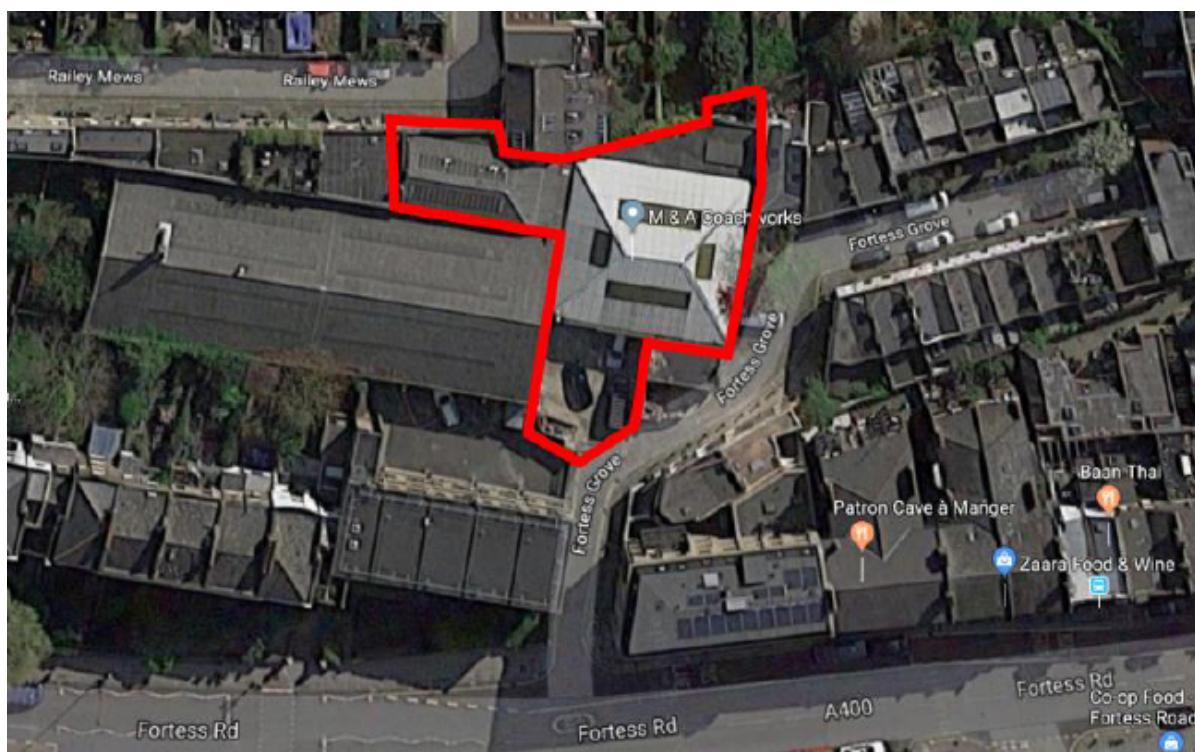


2021/3009/P  
Workshop Rear of 38-52 Fortress Road



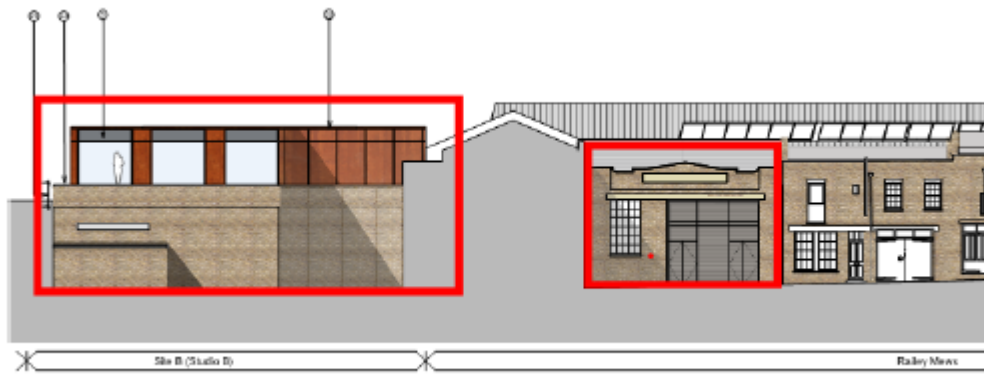
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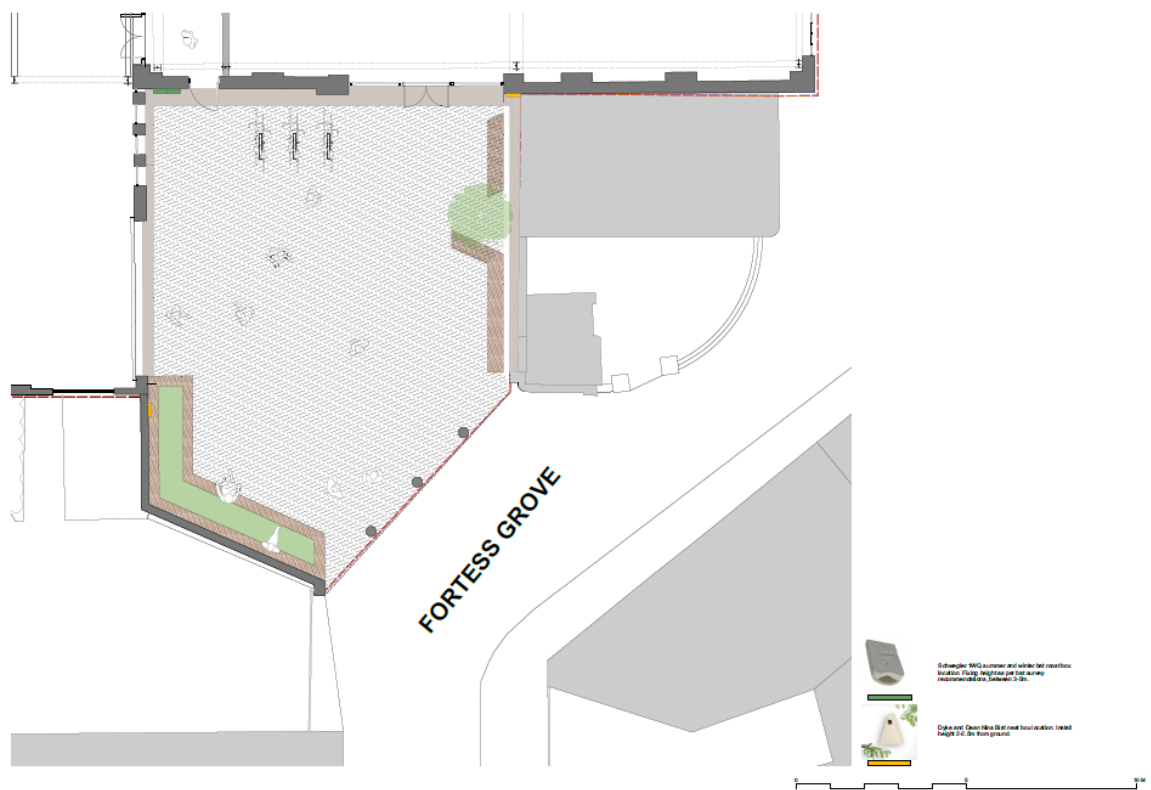
Application site outlined in red



Front elevation of approved planning permission Ref 2017/6788/P



Rear elevation of approved planning permission Ref 2017/6788/P



Proposed bat and bird boxes location required under condition 17



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>21/07/2021</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>08/08/2021</b>
<b>Officer</b>				<b>Application Number(s)</b>	
Enya Fogarty				2021/3405/P	
<b>Application Address</b>				<b>Drawing Numbers</b>	
Workshop Rear Of 38-52 Fortess Road Fortess Grove London NW5 2HB				See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Partial discharge of Condition 4 and fully discharge condition 17 of Planning Permission Ref: 2017/6788/P dated 28/01/2019 for 'Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews'					
<b>Recommendation:</b>		Approval of Details Granted			
<b>Application Type:</b>		Approval of details			

Conditions or Reasons for Refusal:	<b><i>Refer to Draft Decision Notice</i></b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	A site notice(s) were not displayed as not required under a section 73 application			
Adjoining Occupiers:	No. of responses	<b>00</b>	No. of objections	<b>05</b>
Summary of consultation responses:	<p>5 objections were received from the neighbouring occupiers. Their objections are summarised below;</p> <ul style="list-style-type: none"><li>• Object to the glazing in the window</li><li>• Result in overlooking and privacy</li><li>• The application is seeking to overturn 2017/6788/P Condition 21</li><li>• increased sense of enclosure in the proposed development</li></ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"><li>• This application is to partially discharge condition 4, the proposed glazing as already been assessed under the original planning application Ref 2017/6788/P</li><li>• The full impact on the scheme on neighbouring properties has been assessed under planning application Ref 2017/6788/P.</li><li>• Planning application is still bounded by condition 21 and this application would not seek to overturn condition 21 attached to planning permission Ref 2017/6788/P.</li><li>• The full impact on the scheme on neighbouring properties has been assessed under planning application Ref 2017/6788/P.</li></ul>			
Railey Mews Residential Association	<p>A letter of objection was received on behalf of the Railey Mews Residential Association. Their objection comments can be summarised as follows</p> <ul style="list-style-type: none"><li>• Application ref 2021/3405/P is seeking to overturn 2017/6788/P Condition 21 by the use of clear vision glass panels in place of obscured glazing panels.</li></ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"><li>• Planning application is still bounded by condition 21 and this application would not seek to overturn this condition attached to planning permission Ref 2017/6788/P.</li></ul>			

## Site Description

The application site comprises a vehicle repair workshop known as the 'Workshop', the 'Studio B' building which this application specifically relates to and a 'depot' garage to the rear which fronts both Fortress Grove and Railey Mews.

The 'Studio B' building and the 'depot' (alongside Railey Mews) are located within the Kentish Town Conservation Area. The remainder of the site bounds the Kentish Town Conservation Area. The application site is located within a TFL Underground Zone of Influence, an Archaeological Priority Area and potentially contaminated land.

The Pineapple public house on Leverton Street is Grade II Listed; as are Nos.42-94 Fortress Road. No.28-34 Fortress Road is a non-designated heritage asset.

## Relevant History

Relates to 'Depot' (facing Railey Mews):

**2017/6027/P:** Replacement of existing roof with acoustic louvred roof, and installation of louvres to Railey Mews elevation; replacement of existing single access door with double doors, and installation of internal electricity substation with associated access. **Granted conditional planning permission 27/03/2018**

Relates to the 'Workshop':

**2017/4731/P:** Installation of replacement roof to workshop building, alterations to entrance and replacement fenestration. **Granted conditional planning permission 31/10/2017**

Relates to entire site:

**2017/6788/P-** Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews. **Granted on 28/01/2019**

**2017/4184/P:** Change of use from general industrial (Use Class B2) to business (Use Class B1) under the General Permitted Development Order 2015 Schedule 2, Part 3, Class I as amended and increasing the gross floor space of the buildings (internal mezzanine floors). Certificate of Lawfulness (Proposed) **Granted 22/08/2017.**

**2015/4501/P:** Change of use from vehicle repair workshop (Class B2) within redeveloped buildings to provide business floorspace (Class B1) within retained shell, 1 x 2-bed dwelling on Railey Mews, 8 x 3-bed dwellings within retained shell (Class C3) and 1 x 2-bed social rent dwelling. **Granted conditional planning permission subject to a section 106 legal agreement. Granted 16/03/2017.**

## Relevant policies

**National Planning Policy Framework (2021)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **A3** Biodiversity
- **A4** Noise and vibration
- **D1** Design
- **D2** Heritage

## **Kentish Town Neighbourhood Plan (2015)**

- D3: Design principles

## **Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)

## **Conservation Statements:**

- Kentish Town conservation area appraisal and management strategy (2011)

## **Assessment**

### **1. The proposal**

- 1.1. A section 73 application has been submitted to partially discharge 4a (Details of windows) and fully discharge condition 17 (bird and bat boxes) of Planning Permission Ref: 2017/6788/P granted on 28/01/2019 for 'Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews'.

### **2. Design and Conservation**

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. No new external alterations are proposed to the elevations. As required under condition 4a details of proposed windows (including jambs, head and cill), ventilation grills external and gates have been submitted. The proposal is therefore considered to be acceptable in this respect and would not harm the character and appearance of the subject site or to the conservation area.
- 2.3. In regards to the condition 4a, the council's conservation officer has reviewed the proposal and considers it acceptable.

### **3. Residential Amenity**

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. The full impact on the scheme on neighbouring properties was assessed in the original application. The current application seeks to partially discharge condition 4 and fully discharge condition 17 of planning application 2017/6788/P. Thus the proposal is not considered to harm the amenities of any neighbouring properties and is considered acceptable.
- 3.3 The Council reminds the applicant that, notwithstanding the approved window details drawings, the host planning permission is bounded by condition 21 (obscure glazing) and obscure glazing is still required where appropriate. Non-compliance with this condition would be a breach of development control and would be subject to enforcement action.

#### **4. Biodiversity**

- 4.1 The applicant has submitted full details of the proposed bird and bat boxes, including locations and images. In total 2 no. Schwegler 1WQ summer and winter bat roost boxes and 2 no. Duke and Dean Nina bird nesting boxes are proposed. The councils Nature Conservation officer has confirmed the proposed type and locations of the boxes are appropriate and has no objections. The details would ensure the development contributes towards the creation of habitats and valuable areas for biodiversity. As such, the details are in general accordance with policies A2 and A3 of the Camden Local Plan 2017

#### **5. Recommendation**

- 5.1. Approval of Details Granted

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> March 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/3405/P  
Contact: Enya Fogarty  
Tel: 020 7974 8964  
Email: [Enya.Fogarty@camden.gov.uk](mailto:Enya.Fogarty@camden.gov.uk)  
Date: 8 March 2022

**Development Management**  
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London Borough of Camden  
Town Hall  
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WC1H 9JE

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[www.camden.gov.uk](http://www.camden.gov.uk)

Firstplan  
Firstplan  
Broadwall House  
21 Broadwall  
London  
SE1 9PL  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

**Workshop Rear Of 38-52 Fortress Road**  
**Fortess Grove**  
**London**  
**NW5 2HB**

# DECISION

Proposal:

Partial discharge of Condition 4 and fully discharge condition 17 of Planning Permission Ref: 2017/6788/P dated 28/01/2019 for 'Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews'

Drawing Nos: 1014-PL-A-14; 1014-PL-B-P-BB; 1014-PL-B- E-12; 1014\_EN-12; 1014\_EN-50; 1014\_EN-13; 1014\_EN-14; 1014\_EN-52; 1014\_EN-57; 1014\_EN-58; 1014\_EN-70

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

Informative(s):

- 1 You are reminded that condition 4b (Manufacturer's specification) Condition 6 (hard and soft landscaping; Condition 7 (Tree Protection); Condition 10 (Cycle provision); Condition 11 (Method Statement); Condition 13 (written detailed scheme of assessment); Condition 14 (a site investigation) of planning permission consent

granted on 18/05/2020 under ref: 2017/6788/P are outstanding and require details to be submitted and 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

Chief Planning Officer

**DRAFT**

**DECISION**