

Application ref: 2021/6226/P
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Date: 4 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Bowen Architects Ltd
Lodge Farm Barns
Skendleby
Spilsby
PE23 4QF

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 single storey rear lower ground extension, addition of a roof terrace at upper ground floor and a Juliet balcony at 1st floor, plus associated alterations.

Drawing Nos: 1982.OS. 0 1 (location plan); 1982.EX.01; 1982.EX.02; 1982.EX.03; 1982.EX.04; 1982.EX.05; 1982.EX.06; 1982.EX.07; 1982.EX.08; 1982.PP.01 (dated 8/04/22); 1982.PP.02 (dated 8/04/22); 1982.PP.03 (dated 8/04/22); 1982.PP.04 (dated 8/04/22); 1982.PP.06 Proposed east elevation (dated 8/04/22); 1982.PP.06 Proposed south elevation (dated 8/04/22); 1982.PP.06 Proposed north and south sections (dated 8/04/22)

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 The development hereby permitted shall be carried out in accordance with the following approved plans-
1982.OS. 0 1 (location plan); 1982.EX.01; 1982.EX.02; 1982.EX.03;
1982.EX.04; 1982.EX.05; 1982.EX.06; 1982.EX.07; 1982.EX.08; 1982.PP.01
(dated 8/04/22); 1982.PP.02 (dated 8/04/22); 1982.PP.03 (dated 8/04/22);
1982.PP.04 (dated 8/04/22); 1982.PP.06 Proposed east elevation (dated
8/04/22); 1982.PP.06 Proposed south elevation (dated 8/04/22); 1982.PP.06
Proposed north and south sections (dated 8/04/22)

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

- 3 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.

- 4 Notwithstanding the details shown on the plans hereby approved, prior to the commencement of the relevant part of the development hereby permitted, details of the materials to be used for the terrace balustrades and Juliet balcony shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with policy D1 of the Camden Local Plan 2017.

- 5 The flat roofs at upper ground and first floor levels, not annotated as roof terraces on the approved plans, shall not be used as a roof terrace or other amenity space.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear garden level extension would be full width and extend further from the existing and approved rear extensions by 2m. Although it would appear as a large addition, it would still appear as a subordinate addition in this context. The matching materials and revised design of the terrace above is appropriate for the host building and local area and it respects the character and setting of neighbouring buildings. It is acceptable in terms of location and aligns with the previous smaller rear infill extension at garden level approved on 16/12/21 under ref: 2021/4665/P. The proposed extension would also allow for the retention of a reasonably sized garden (110sqm).

The revised roof terrace on upper ground floor has been reduced in size and relocated to the southern side of the rear elevation, which breaks up the bulky appearance of the rear elevation, and is acceptable in terms of size and location. The revised scheme omits the originally proposed roof terrace at north side of 1st floor and replaces it by a Juliet balcony with associated window alterations, which is considered acceptable; the flat roof would not be used as a terrace.

The proposed extension would align with the rear building line of an existing rear outrigger at No. 117 and would be only marginally above the boundary fence height with no.121. Due to the proposed extension's height, depth and location, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of daylight, sunlight and outlook. Similarly, the removal of the originally proposed first floor terrace and the revised smaller ground floor roof terrace with a setback 1.8m high obscure glazed screen on the north side would ensure no additional harm to outlook, light or privacy to adjoining occupiers. A condition is attached to ensure that the proposed balustrade and Juliet balcony would have metal railings, in keeping with the character of the area.

Two objections were received prior to making this decision, which were taken account of in assessing the application. 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 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) 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.

- 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.

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 of the signatory.

Daniel Pope
Chief Planning Officer