

Application ref: 2022/1393/P
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 15 June 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Debtal Architecture
72 Bury New Road
Prestwich
Manchester
M25 0JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**57 Fortress Road
London
NW5 1AD**

Proposal:

Alterations to shopfront at ground floor level.

Drawing Nos: (DA21078-)001, 002 rev 3, 005 rev 1 (received 13/06/2022), 006 rev 2 (received 13/06/2022).

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: (DA21078-)001, 002 rev 3, 005 rev 1 (received 13/06/2022), 006 rev 2 (received 13/06/2022).

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.

Informative(s):

- 1 Reason for granting planning permission:

The proposal would retain the existing character and appearance of a commercial shopfront to a unit recently granted prior approval for residential use at part ground floor and basement levels (2021/5607/P), so continuing to provide a level of visual interest and vitality in keeping with this row of mainly small commercial frontages and the wider street scene in general.

For this purpose, revised drawings were received showing a timber panelled front door with toplight positioned flush with the shopfront (following the removal of the entrance recess) and which relates sympathetically to the heights of upper and lower horizontal glazing bars to the side. Additionally, vertical, timber glazing bars and solid panels would respect the vertical building lines of upper floor fenestration. Existing cornices on either side of the shopfront at fascia level and the fascia panel itself have also been confirmed by the applicant as remaining unaltered in order to further maintain an appearance of a commercial frontage.

Clear glazed, openable toplights and fixed obscure glazing below would ensure that sufficient light, ventilation and privacy are provided to any new residential unit by the proposal.

Overall therefore, the proposal is considered to be acceptable in terms of its size, design, materials and location, and would be in keeping with the character and appearance of the building and wider street scene. Furthermore, the removal of the recessed entrance is an improvement in terms of community safety and security.

There are no amenity concerns to neighbouring properties as a result of this proposal given the minor nature of the alterations to an existing shopfront.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, C5, D1 and D3 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 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 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.
- 4 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.

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



Daniel Pope
Chief Planning Officer