

Front Elevation - No 33 is indicated by the red dot

Numbers 21 to 37 Fortess Road form part of a Georgian style terrace, which is locally listed, and located close to the amenities of Kentish Town, including shops, restaurants and London underground transport links.

The terrace has been largely divided into flats and no 33 is divided into a lower ground floor flat, known as Flat 33A, and the ground to second, upper floors, are all part of Flat 33B which also has garden access via a balcony and a spiral staircase on the ground floor.

The proposal is to provide a small roof terrace above an existing flat roof, accessed via the existing first/second floor half landing through a door with fanlight above which will replace the existing sash window.

The proposed changes to the property are totally within the property's curtilage no changes being visible from the street view.

A precedent for alterations of a similar nature, made to other properties in the terrace, has been set namely at the neighbouring property number 35. This property has two roof terraces first/second floor and at ground/first floor level.

It is currently the intension to provide a cast iron railing surround to the new terrace, as set out by 2.2.3 in the Home Improvements Camden Planning Guidance, which will be in keeping with both an existing balcony to the ground floor of No 33 but also to the two pre-existing terraces of No 35.

Accessibility

The roof terrace will be accessed via the existing first/second floor half landing through a door with fanlight above which will replace the existing sash window.

Vehicular and pedestrian street access is unaffected.