

Application ref: 2022/2837/P
Contact: Sam Fitzpatrick
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Date: 27 October 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

Jayne Fisher Design
68 Heathside
Hinchley wood
Esher
KT10 9TF
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
33 Fortess Road
Camden
London
NW5 1AD

Proposal:

Installation of railings and decking on roof of existing rear outrigger to form a terrace with replacement of window at first/second floor half landing with new door to enable access thereto.

Drawing Nos: Location Plan; Site Plan; Heritage and Design Statement; 001/001a_B; 002_A; 002/002a_B; 003/003a_A

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: Location Plan; Site Plan; Heritage and Design Statement; 001/001a_B; 002_A; 002/002a_B; 003/003a_A.

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 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application relates to the ground to second floor flat of a mid-terraced building located on the west side of Fortess Road. The terrace that the site is part of is locally listed and lies within the Kentish Town Neighbourhood Area, though it is not located within a Conservation Area.

The proposal seeks to install a roof terrace on the flat roof of the existing rear outrigger and this would be accessed by a door that would replace the existing landing window.

The proposed roof terrace is designed to be set in off the edge of the roof on the north and west sides, so as to prevent direct overlooking of neighbouring properties' terraces and gardens. The terrace would measure 1.99m in depth and 2.15m in width. The cast iron railings would match the appearance of the existing railings on the upper ground floor rear balcony and they are considered to be appropriate in the context of the property and wider area.

Due to the scale and location of the terrace, it would be subordinate to both the host building and the terrace and it is not considered to harm the character and appearance of the terrace. The building's locally listed status is considered to primarily relate to the architectural appearance of the front elevation, which is not affected by this proposal. The terrace is not visually prominent from the public realm and the changes have been deemed not to be harmful by a Conservation Officer.

The replacement door and fanlight above would have matching materials, being constructed of white painted timber and it would therefore have an appropriate appearance.

The design of the terrace has been amended to ensure no adverse effects on the amenity of neighbouring terraces and gardens by setting the railings back on the north and west sides. This prevents close overlooking of the neighbouring property (number 35) and there would be no undue loss of

privacy from any habitable rooms. A degree of shared overlooking from existing rear terraces has been established by other existing terraces in the group.

There would not be any significant loss of light considering the size and design of the modest railings.

The terrace would serve a residential flat and it is not considered that the level of noise generated from such a use would be unduly harmful to the residential amenity of nearby and neighbouring properties.

No objections were received following statutory consultation. The Kentish Town Neighbourhood Forum confirmed they had no comments to make on the application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2021 and 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer