

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4991/P	Ian Randell	31/01/2024 11:44:03	OBJ	<p>Dear Planning Committee, I wanted to bring to your attention a matter regarding the planning application for 49 Fortress Road. The local police have previously rejected the planning permission on the basis of safety, lighting, and antisocial behaviour. Quoting Police Constable Aran Johnston (19th November 2021) regarding 49a/49b and 51a/51b Fortress Road. "The entrance to Fortress Yard leads to the rear of the shops. It is a close with an interconnecting path to Bellina Mews It is not wel observed and there wil be little activity during both night and day. There is little detailing on the storage of the bicycles and bins in this area and both could be targets for antisocial behaviour and crime. The architect mentioned that lighting and CTV wil be included with the plans but it is felt that these features do not go far enough to ensure the security of the residential units. With the lack of natural surveillance and activity in this area any residential unit wil be vulnerable to opportunistic crimes such as burglary, theft and criminal damage. Fortress Yard offers an area where persons can conduct an illegitimate activity unseen from the main road and could be a hotspot for drug use. For these reasons I cannot support this application." The proposal aims to introduce Air B&B accommodation, which would significantly reduce the available parking space for existing businesses and permanent residents in Fortress Yard. This will lead to a constant flow of strangers arriving at all hours, disturbing the peace for long-standing residents and adding pressure on already limited parking. Residents around the proposed development have already surrendered their properties due to over development and transient rentals. Residents are concerned about the private road access via Fortress Yard, particularly at night when there's no public lighting. They feel it's their right to control access to this space and worry about strangers knocking on their doors for directions to their accommodation. Additionally, increased vehicular traffic on this access road will worsen its condition, which residents and local businesses already use. They're hesitant to repair the road for transient visitors who may cause further damage. Furthermore, this proposed development will exacerbate a current dispute over bin access for Fortress Yard residents and worsen existing water drainage issues. This threatens flooding of the Fortress Yard cottages. In summary, I do not support this planning application.</p>

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2023/4991/P	J.McAllister	31/01/2024 22:12:47	OBJ	<p>My concerns regarding the development are as follows:</p> <p>1. The documentation is misleading and there are many errors. Given the site address and application is for 49 Fortress Road London NW5 1AD, the 'Site block plan' WHB-SA 20 0001, outlines nos. 47,49 and 51 Fortress Road. The 'Floor Plans Existing' WHB-MA 20 0001 (same drawing nos.) identifies properties 47,49 and 51 to 'Fortress' as opposed to Fortress Road and additionally 51b, 49b, 47b, 51a and 49b to Fortress Yard as opposed to Fortress Yard. The 'Floor Plans Proposed' WHB-MA 20 0002 identifies a change of use to create 4 one-bedroom apartments, three of which front Fortress Yard. Thus, the application title, identification of properties, drawing nos, and street vs yard are misleading.</p> <p>2. The planning statement notes: 'The conversion would deliver 4 No. 1-bedroom 1-person flats, which would serve to activate and enliven the streetscape and create increased levels of passive surveillance over the public realm'.</p> <p>The entrance of only one of the flats opens to Fortress Road (the street), the other three will be accessed from Fortress Yard. This is a private road, not as noted as part of the 'public realm'. The size and arrangement of the proposed is more in keeping with a transient population. To note, the minimum gross internal floor areas, and storage (sqm) according to the supplementary guide for housing standards (gov.uk) for a one-bed single-story dwelling means the proposals are barely adequate. Hence accommodating three one-bed flats in Fortress Yard will put strain on a community and their young families who currently live on a quiet cul-de-sac. The private road narrows to approximately 3 metres at one point and an increased volume of traffic would be problematic. The proposal therefore appears to be overdeveloped and not conducive to building a community. Concerning the comment, enlivening the streetscape and creating increased levels of passive surveillance ...', we have historically had issues with noise, hostility, rubbish and tipping by builders and tenants associated with short-term lets in these properties. This suffers from the lack of investment in the community that short-term dwellers afford. Fortress Road is densely populated along between the flats adjacent to the estate agents and shops at Tufnell Park. It is one of the highest developed areas with approximately 100 units along the stretch and suffers, as above from noise, rubbish, tipping, and drug use – as noted by the local councillor.</p> <p>Can one-bed flats contribute to investment in a community, especially the quiet cul-de-sac of Fortress Yard? Will their contribute to the over-densification of Fortress Road? Does the application demonstrate a genuine understanding and commitment to 'enlivening the streetscape'? And does it demonstrate positively to increasing levels of surveillance showing effective knowledge and consideration for the location? These are questionable.</p> <p>In conclusion, given the proposed drawings and misleading documentation is there confidence in the planning team that this proposal can be carried out in a way which will enhance the existing social and material fabric of the locality?</p>