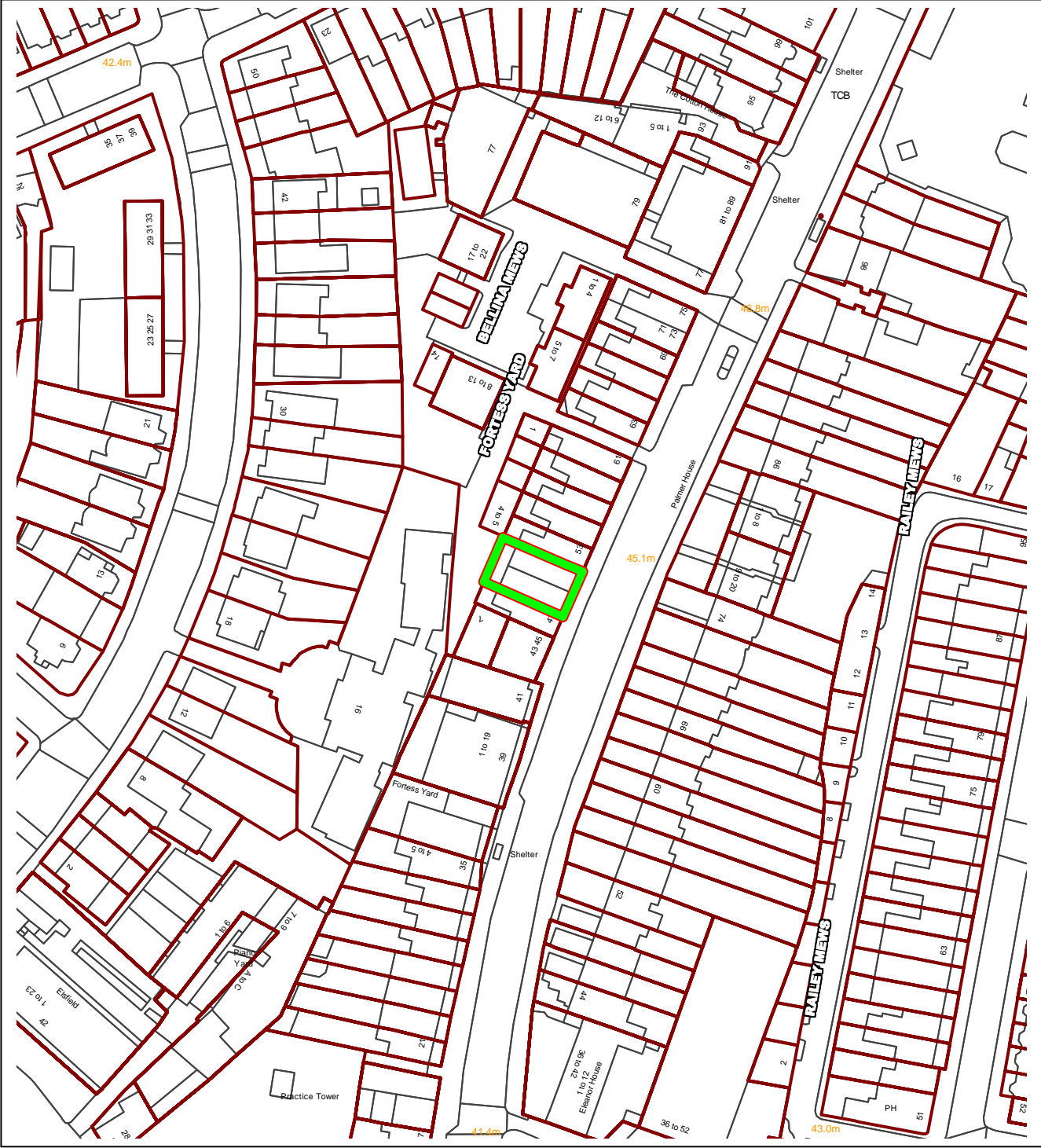


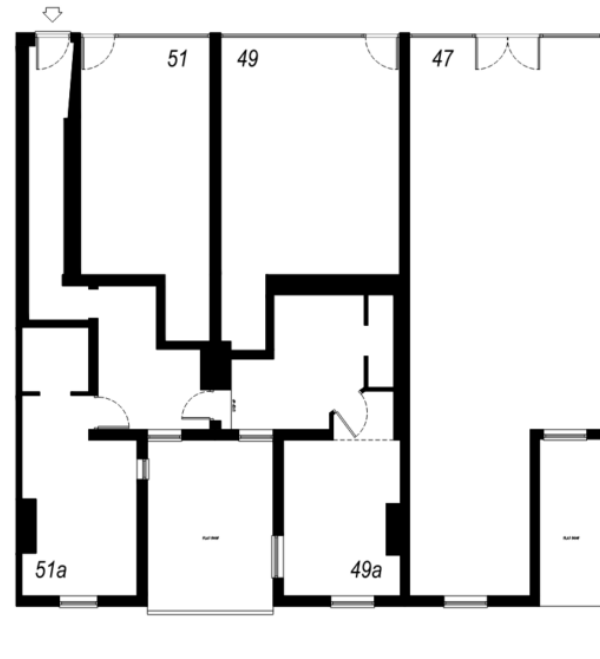
2023/4991/P – 49 Fortess Road



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01 LOWER GROUND FLOOR
1:50



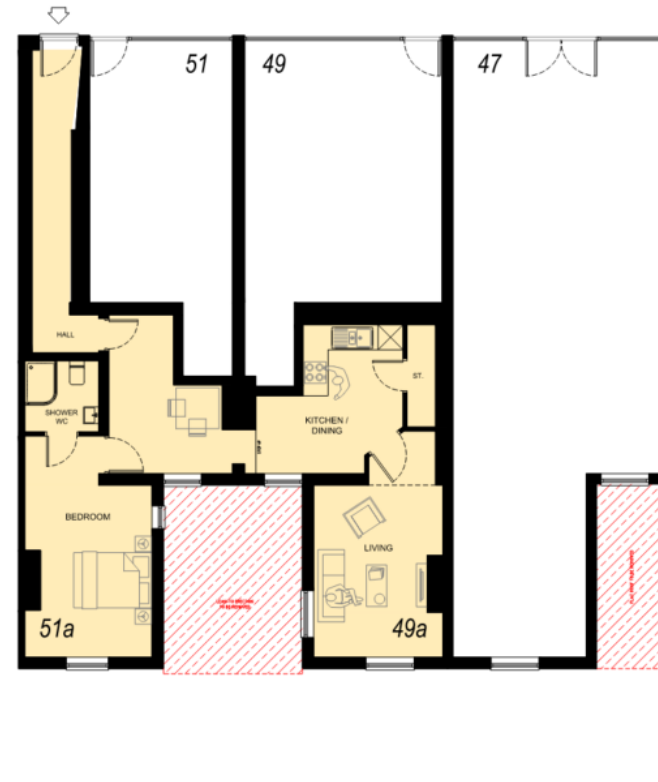
02 GROUND FLOOR PLAN
1:50



Figure 1: Existing floor plans



01 LOWER GROUND FLOOR
1:50



02 GROUND FLOOR PLAN
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Figure 2: Proposed floor plans



Figure 3: Rear of application site, showing Fortess Yard and where the new units are proposed (ground floor)



Figure 4: Existing retail units on Fortress Road (to remain), note: no changes proposed to street elevation.

Delegated Report		Analysis sheet		Expiry Date:		07/03/2024	
Prior Approval GPDO Part 3, Class MA		N/A / attached		Consultation Expiry Date:		10/02/2024	
Officer				Application Number(s)			
Brendan Versluys				2023/4991/P			
Application Address				Drawing Numbers			
47, 49 and 51 Fortess Road London NW5 1AD				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of ancillary retail space (Class E), to residential (Class C3) to create 3 x one bedroom dwellings.							
Recommendation(s):		Grant Prior Approval subject to a s106 legal agreement					
Application Type:		GPDO Prior Approval Class MA Commercial, business and service uses to dwellinghouses					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	10	No. of objections	10
				No. electronic		

10 objections have been received from neighbouring residents. The concerns raised by residents are outlined below:

Transport:

- There is currently limited parking for existing businesses on Fortress Road and permanent residents at the rear Mews buildings in Fortress Yard. Hence, this proposal will drastically reduce the available parking even further.
- The extra vehicular traffic upon this access road will cause further deterioration to the already comprised road surface. Permanent residents and local businesses who already use this access road will be hesitant to restore the condition of this private road only to provide access for transient visitors who will cause further damage over time.
- As a lease holder in Kentish Terrace I have the right to parking at the rear, along with other leaseholders and the commercial premises. As such, there is no spare capacity for vehicles in Fortress Yard.
- We object to the proposals on the basis that the rights of some of the existing leaseholders to park to the rear of the building will be heavily compromised by the creation of further units that are accessed from Fortress Yard with the new residents presumably having permission to park vehicles there. As a consequence more vehicles will seek to park on adjacent roads which are already heavily congested. Commercial premises will also need access to the rear in order to carry out their business activities. Failure to maintain the existing extent of parking will seriously jeopardise these businesses and the employment prospects of current employees. We feel there is excessive density of property within the immediate area and especially surrounding Fortress Yard, access to which by vehicle is only possible along a narrow poorly maintained road.
- As entry to the new residential dwellings will be via the rear of the building, the only access is via Fortress Mews. This is a private road and explicit consent from the owners of the flats should be a pre-requisite to approval of this application.

Officer response:

Transport and highways impacts of the development are assessed under section (a) 'Transport and highways impacts' of this report, below.

The proposal does not involve any additional car parking spaces at the site and the new units would be secured as 'car free' under a s106 legal agreement, whereby residents of the new units would be restricted from obtaining permits for on-street car parking.

Any third-party approvals which the applicant may require to secure access to the rear yard as part of the construction / use of the new dwellings, is a civil matter outside of the scope of this prior approval application.

AirB&B / short stay accommodation:

- The intention of this planning application is to create Air B & B accommodation which will introduce a constant flow of strangers, arriving at all times of the day and night, thus causing a disturbance to long standing permanent residents, imposing upon their right to quiet enjoyment of their homes, as well as placing a higher demand on the currently available parking spaces.

- Access to the rear of Fortess Road via Fortess Yard is a private road and the residents feel they have a right to determine who should enter this private space, especially after dark where no public lighting provision exists and therefore potentially causing strangers to knock on residents' doors for guidance to their overnight accommodation.
- The nature of the proposal, for Air BnB properties is alarming for those of us permanently resident in Kentish terrace with children, a car parked at the rear (as per our lease) and our right to a peaceful life in our homes. The transient nature of those using the proposed new properties, in very close proximity to the rear of our own building, is a concern. They will have no regard for residents in terms of noise, cleanliness (there is no bin area at the rear) and safe usage etc.

Officer response:

The applicant has not specifically proposed the units to be used as visitor accommodation.

There are planning rules relating to [short-term lets](#) which the applicant and future owners of the dwellings would need to comply with. The use of the dwellings as visitor accommodation for more than 90 days per calendar year, would require planning permission.

Construction works:

- We have already experienced some structural damage in my flat, and so would be concerned with changes to load bearing walls.
- There are concerns - as per extensive correspondence between Flat 10, 45 Fortess Road and Camden Building Control - regarding the extent to which building regulations have been complied with during the extensive reconfiguration of the premises, which impact on major walls for Kentish Terrace. This may be the case but as far as I am aware at present no such assurances have yet been forthcoming from Building Control.
- Free and unhindered access to the rear entrance of the building must be maintained during and after any works. In the past this has not been the case and does, I believe, impact on health and safety as residents must be able to easily exit the building (and emergency must be able to access the rear of the building) in the case of fire etc.

Officer response:

Transport and highways impacts of the development are assessed under section (a) 'Transport and highways impacts' of this report, below.

General construction effects, unrelated to transportation, are not material considerations for this prior approval application.

Quality of construction works are governed by The Building Regulations 2010.

Crime and safety:

- There have been police concerns raised previously that have not been addressed.
- 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 will 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 will 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.
- The police, quite rightly, have concerns regarding the conversions in relation to security etc (see their assessment already on file) and these concerns must be addressed as the car park is dark, tucked away and I have witnessed several incidents of anti-social behaviour there over the years. Defecation by the back door is common for example.

Officer response:

Crime and safety effects are not material considerations for this prior approval application.

Amenity effects:

- The change of use of the space will place a massive extra burden on what is already a congested living space and amenities, with 14 flats above at Kentish Terrace (45 Fortress Road) and 4 flats at the side (an adjunct to Kentish terrace) as well as multiple flats in Fortress Yard. The entrance to the proposed flats is right up against (within 2 metres) the rear entrance to our property.
- 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.
- I am keen to hear how waste can be better managed in Fortress Yard, as there are no wheelie bin facilities. Will Camden commit to collecting the bins if they are positioned outside the new properties in the Yard?

Officer response:

Noise impacts of the development are assessed under section (e) 'Noise' of this report, below.

General external amenity effects are not material considerations for this prior approval application.

Drainage:

- Furthermore, this proposed development will exacerbate a current dispute over bin access for Fortress Yard residents and worsen existing water drainage issues.
- I must also point out that the drains in the Fortress Yard parking area are performing at around 30% efficiency, and we consistently experience heavy flooding because the drain serving Fortress yard discharges across the property outside the proposed new flats. It is essential this invert level is adjusted and corrected to alleviate, rather than further contribute to, the lack of drainage.

Officer response:

Flooding impacts of the development are assessed under section (c) 'Flooding' of this report, below.

Quality of accommodation:

- 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.

Officer response:

The proposed dwellings comply with minimum gross internal floor areas and storage for 1 x bedroom dwellings, as prescribed under the ['Technical housing standards – nationally described space standard'](#), see Table 1 within the report.

Misleading information:

- 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.

Officer response:

The application site has been registered in Council's system as 47, 49 and 51 Fortress Yard. The application site adjoins but does not propose any development in Fortress Yard. The plans have been updated to reflect correct spelling of the street name 'Fortress'.

CAAC groups comments:

N/A

Site Description

The site comprises four mid terrace properties, with four levels over the original terraces and two storey rear extensions to the rear.

The rear extensions are connected to the front of the building, and are occupied by ancillary retail spaces.

The rear extensions and rear of the site can be accessed separately from an accessway (Fortress Yard) from Fortress Road.

The site is not listed and is not located within a conservation area.

Relevant History

49 Fortress Road

2024/1231/P - Alterations to rear elevation at ground floor level, including demolition of roof structures, installation of new doors and enlargement of window openings to rear elevation. **Granted 7/05/2024**

2020/0936/P - Change of use from office / storage to 1 x studio flat. **Withdrawn 24/09/2020**

49B, Fortess Road

2020/0937/P - Change of use from office / storage to 1 x one bed flat. **Withdrawn 18/09/2020**

49a Fortess Road

2020/4362/P - Change of use from office with ancillary storage (Class B1a) to 1 x studio flat (Class C3). **Withdrawn 02/06/2023**

49b Fortess Road

2020/4363/P - Change of use from office with ancillary storage (Class B1a) to 1 x studio flat (Class C3). **Withdrawn 02/06/2023**

Relevant policies

The Camden Local Plan 2017

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

Explanatory Memorandum to the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 No. 564

The Environmental Protection Act 1990(a) part IIA

The Contaminated Land Statutory Guidance issued by the SoS for Environment, Food and Rural Affairs in April 2012

The National Planning Policy Framework 2023

Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

Proposal

The application relates to the existing ground floor and upper ground floor commercial units at 47B, 49A, 49B, 51A and 51B Fortess Road.

The proposal seeks to convert vacant office and storage space, both ancillary areas associated with the retail operations, into residential use, specifically 4 x one bedroom flats

Works including alterations to the internal layout are required to facilitate the residential conversion of the building and subdivide the individual units, as well as the habitable rooms within the units. These have been [partially completed.

Revisions

The following revisions have been made to the proposed maisonette dwelling house, after concerns were raised by Council Officers:

- In Unit 47b, the depth to the rear kitchen wall has been reduced slightly. The flat roof to the recess is noted to be removed and both windows will have the cills lowered.
- Units 49b and 51b have been amalgamated to create a 1 x bedroom 2-person unit. Again, window cills are lowered, the central ad-hoc unauthorised infill removed, and the two external doors would be half-glazed. Additionally, the depth of the unit has been reduced down from 10.7m to 7.6m.

Note: The applicant has subsequently obtained planning permission (2024/1231/P) for proposed external works to facilitate the proposed change of use, see 'Relevant history' above.

Assessment:

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 Part 3 Class MA allows for development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) of the Schedule.

The application is to ascertain whether the proposed change of use would constitute permitted development ('pd') within the General Permitted Development ('GDPO') and therefore be "lawful development" and whether prior approval is required.

Compliance with paragraph MA.1

Development is not permitted by Class MA:

- (a) Unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

Proposal complies: Based on the information provided by the applicant, the premises has been vacant for more than 3 months prior to the date of the application.

- (b) unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

Proposal complies: Based on the information provided by the applicant, the ground floor and first floor areas subject to this application, have fallen within Class A1 use since at least 20/11/2023.

- (c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

Proposal complies: The existing gross internal area (GIA) floorspace proposed for the change of use is approximately 161sqm.

- (d) if land covered by, or within the curtilage of, the building:
 - (i) is or forms part of a site of special scientific interest;
 - (ii) is or forms part of a listed building or land within its curtilage;
 - (iii) is or forms part of a scheduled monument or land within its curtilage;
 - (iv) is or forms part of a safety hazard area; or
 - (v) is or forms part of a military explosives storage area;

Proposal complies: The application site does not fall within any of the areas refer to in points (i) to (v);

- (e) if the building is within:
 - (i) an area of outstanding natural beauty;
 - (ii) an area specified by the Secretary of State for the purposes of section (iii) 41(3) of the Wildlife and Countryside Act 1981(1);
 - (iv) the Broads;
 - (v) a National Park; or
 - (vi) a World Heritage Site;

Proposal complies: The application site does not fall within any of the areas indicated at points (i) to (v);

- (f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

Proposal complies: The site is not occupied under an agricultural tenancy.

- (g) before 1 August 2022, if:
 - (vi) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
 - (vii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

The proposal complies: The proposed development does not fall within Class O of this Part.

In light of the above, the proposal is considered to accord with paragraph MA.1. and would fall within the remit of development permitted subject to prior approval under paragraph MA.2.

Additionally, Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

- (a) where the gross internal floor area is less than 37 square metres in size; or
- (b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015

Compliance with the nationally described space standard is demonstrated in table 1 below:

Table 1

	Proposed floor area	Number of bedrooms	Number of persons	Nationally described space

				standard floor area
Unit 47b	41m ²	1	1 person	39m ²
Unit 49b/51b	58m ²	1	2 person	50m ²
Unit 51a/49a	62m ²	1	2 person	50m ²

While some of the flat floor plans do not outline dedicated built-in storage areas, it is considered there is sufficient space for at least 1m² built-in storage to be provided in each flat.

The bedroom for the 1 bedroom 1 person unit is at least 7.5m² and at least 2.15m wide and the bedrooms for the 1 bedroom 2 person unit are at least 11.5m² and 2.75m wide.

Conditions

The applicant has submitted information in order for the Council to make a determination as to whether prior approval is required as to:

- a) transport and highways impacts of the development;
- b) contamination risks on the site; and
- c) flooding risks on the site
- d) impacts on the character and change of use of the conservation area
- e) impacts of noise from commercial premises on the intended occupiers of the development;
- f) provision of adequate natural light in all habitable rooms of the dwelling houses
- g) impact on intended occupiers of the development on the introduction of residential use in an area the authority considers to be important for general or heavy industry etc
- h) impacts of any loss of registered nursery or health centre

Each of these criteria will be considered below.

a) Transport and highways impacts

Parking facilities

The 2 x rear lower ground floor flats would be accessed from Fortress Yard, with the ground floor flat accessed directly from Fortress Road.

It is understood none of the existing commercial units are provided with any dedicated on-site cycle storage facilities.

No dedicated cycle facilities are proposed for the residential units. Three on-site cycle spaces should be required for the 3 x one bedroom dwellings, in line with the London Plan requirements. Given the lack of available space within the site, it is considered appropriate in this instance to secure a contribution towards off-site (on-street) cycle parking in the form of a cycle hanger in the vicinity of the site. A cycle parking contribution therefore of (£4,320/6 x 3 =) £2,160 would be secured by means of a section 106 legal agreement.

In accordance with Policy T2 of the Camden Local Plan, all 3 x flats would be secured as residents parking permit (car) free by means of a section 106 legal agreement. This would prevent future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport.

Highway network impact

The proposal would not have any implications with Highway infrastructure, with the majority of the construction works being internal. The proposed works are therefore not considered to have a significant impact on local transport networks and so a construction management plan

is not considered necessary. The existing loading bay outside the site on Fortess Road can be used for deliveries or alternatively deliveries can be made to the rear of the site via Fortess Yard.

b) Contamination risks on the site

Council's records do not identify the site with a 'Contaminated Sites Potential' constraint.

Considering the age of the building, there is a low risk that asbestos containing material (ACM) may be present within the building fabric. Therefore, an informative is attached accordingly.

c) Flooding risks on the site

The site is within flood zone 1 (low risk) and the building itself has a low risk of surface water flooding.

Given the minimal risk of flooding and the proposal does not involve any increase to the existing built form, the proposal is considered to not impact upon or be affected by flooding.

d) Noise Impacts

In relation to the impacts of noise on the intended occupiers of the development, the site is located in a mixed use area including residential properties with some existing commercial uses also apparent locally.

It is not uncommon for residences to be located adjacent to other commercial uses in urbanised locations and therefore it is considered that the proposal would not give rise to any noise-related reverse sensitivity effects.

The applicant has not provided an internal noise survey to assess the impact the new residential property. However, the new residential units would face away from the street and front onto a private yard area. It is therefore not considered that the proposed dwellings at this location would be unduly at risk of noise impacts.

e) Impact on the character or sustainability of the conservation area

The site is not located within a conservation area, therefore the introduction of a residential use within lower and upper ground floors would not have a material adverse effect on the character and appearance of any conservation area.

f) Natural light in all habitable rooms

It is noted that daylight and sunlight into kitchen/dining area of the two ground floor units and the bedroom of Unit 47b, may receive constrained sunlight and daylight due to the outline of the existing floor plan and setback of these spaces from the main rear elevation. The applicant has sought to address this through making changes to the internal layout (as set out under 'Revisions' section above). It is also noted the proposed external doors adjacent to these spaces, as approved under planning permission 2024/1231/P, incorporate glazed panels which would allow some light into these spaces.

The units have a west – north-west orientation, and facing onto a rear yard with no balconies or other structures sitting above the rear elevations, would generally receive unobstructed afternoon sunlight.

Noting the constraints of the existing floor plans, and given that the proposed windows would allow for unobstructed light into the living spaces and most of the bedrooms, and that all

habitable rooms have at least one window, the internal layouts and provision of natural light to habitable rooms is considered adequate.

- g) Introduction of residential use in an area the authority considers to be important for general or heavy industry etc.

This criterion is not applicable in this case since there are no general or heavy industrial uses within the vicinity of the site and many existing residential properties in close proximity.

- h) Loss of services provided by a registered nurse or health centre

The part of the building to be converted to residential does not accommodate a nursery or health centre, therefore this criterion is not applicable.

- i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

Paragraph MA.3 - Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will—

- (a) contain two or more dwellinghouses; and
- (b) satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

9A – (3) The height condition is that—

- (a) the building is 18 metres or more in height; or
- (b) the building contains 7 or more storeys.

The proposed development would contain two or more dwellings, but it would not be either 18 storeys in height or contain 7 or more storeys. As such, the fire safety impacts on the intended occupants of the building are not required to be determined as part of this application.

Conclusion

The proposal would be in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 Part 3 Class M. Which allows for development consisting of a change of use of a building to a use falling within Class C3 (dwellinghouses) of the Schedule.

Recommendation

Conditional prior approval granted subject to a s106 legal agreement.

Summary of Section 106 Planning Obligations

- **Contribution to on-site cycle parking of £2,160**
- **Car free agreement for the 3 new residential units**

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th May 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/4991/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 10 May 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Whitebox Architecture & Design
3 Kenswick Manor
Kenswick
Lower Broadheath
Worcester
WR2 6QB

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition MA.2 of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted subject to a section 106 legal agreement** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

47
49 and 51 Fortess Road
London
NW5 1AD

Description of the proposed development:

Change of use of ancillary retail space (Class E), to create 3 x one bedroom flats (Class C3).

Details approved by the local planning authority:

Drawing Nos: Planning Statement prepared by Whitebox Architecture + Design Ltd;
WHB-SA 20 0001, rev P01; WHB-MA 20 0001, rev P02; WHB-MA 20 0002, rev P04

Condition(s):

Informative(s):

- 1 It is a requirement of the above condition that the development must be completed within a period of 3 years starting with the date prior approval is granted.
- 2 It is a requirement of the above condition that any new dwellinghouse hereby approved shall remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
- 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.

- 5 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).
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by

the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.