

Submission Statement for Planning Application



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at:

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Our Ref: AO/Fortune

Proposal:

Erection of 2nd floor & mansard roof extension with 2nd floor rear extension to facilitate internal conversion of existing self-contained Flat into two self-contained Flats.



Front Elevation:

1. Introduction:

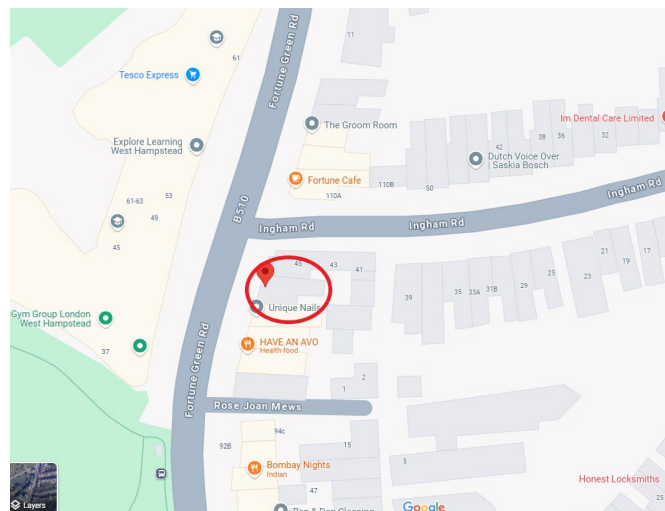
This statement supports the planning application for the proposed extensions and flat subdivision at 106A Fortune Green Road, London NW6. The design has been developed in line with the Revised National Planning Policy Framework (NPPF), The London Plan, Camden Local Plan, and Camden Planning Guidance and Camden Supplementary Planning Guidance. The proposal

seeks to make an efficient use of space while respecting the character of the local area and contributing to Camden's housing objectives.

2. Site Description and Surroundings:

106A Fortune Green Road is situated within a mixed-use urban area, characterized by a variety of residential and commercial properties arranged over various storey heights.

The immediate vicinity includes Victorian and early 20th-century buildings with a mix of flat and pitched roofs and modern multi-storey buildings. The property is within an established residential setting, comprising of residential upper floors with shop/commercial premises to the ground floor. The site benefits from access to local amenities, transport links, and open spaces such as Fortune Green Park.



Map View: Source google

The site has excellent connectivity, with nearby access to West Hampstead Station (Jubilee Line, Overground, and Thameslink), numerous bus routes, and local cycle infrastructure, making it an ideal location for residential intensification.



Google earth view

The site is not located within a designated conservation area and does not have any listed buildings in proximity.

The application site is located within Land within Flood Zone 1. Zone 1 has a low probability of flooding from rivers and the sea. The development site is also less than 1 hectare (ha) within Flood Zone 1. Therefore, there is no requirement for a Flood Risk Assessment (FRA).

3. Proposed Development Design & Layout:

3.1 Design Approach

The design approach is sensitive to the character of the area while optimizing the use of the site. The third-floor mansard roof extension and second-floor extension are designed to be visually harmonious with the existing building and surrounding properties.

3.2 Scale, Massing, and Materials

- **Mansard Roof Extension:** The proposed third-floor addition follows a traditional mansard design, ensuring it integrates well with the surrounding streetscape. The use of slate tiles and dormer windows maintains visual consistency.
- **Second-Floor Extension[front]:** The extension will align with the existing front façade, using materials and finishes that complement the building's character with matching window openings provided.
- **Second-Floor Extension [Rear]:** The extension is located over the existing ground floor & First Floor rear outrigger and abuts with the neighbouring 4- storey external wall at No 108 Fortune Green Road. The footprint of the proposed extension matches the existing outrigger footprint, is set away from the boundary with No104 and uses materials and finishes that complement the building's character.
- **Materials Palette:** High-quality brickwork, slate roofing, and timber/aluminium fenestration will be used to maintain architectural coherence.

3.3 Internal Layout & Accommodation

The proposal will result in:

- Flat 1: A one-bedroom/2-person flat, suitable for single occupants or couples- 58sqm.
- A three-bedroom/5 person duplex flat, catering to family housing needs- 106sqm.

Both units exceed The London Plan minimum space standards, ensuring high-quality living environments. The internal layouts are designed to maximize natural light, ventilation, and functional living spaces.

The London Plan sets out detailed minimum space standards for new homes in London. These are aimed at ensuring new homes are of a good size and quality for the people living in them.

The proposed flats meet the following:

- Minimum floor area of at least 50 m² for a 1-bedroom flat and 93m² for a 3-bedroom/5-person flat
- Minimum size of 12 m² for double bedrooms
- Internal ceiling height of new floors at least 2.5 meters to ensure sufficient space and comfort.
- Minimum 1.5m² of internal storage space.
- All habitable rooms (living rooms, bedrooms) have windows that allow for natural light and ventilation, with external walls having sufficient openings.

The proposed 2 flats comply with the above and by adhering to these standards, each flat offers the required space and comfort for its intended use, complying fully with the London Plan's guidelines.

The new extensions are designed to match the existing appearance of the existing street scene with creation of identical extensions with provision of matching externally finished materials.

4. Planning Policy Context:

4.1 Revised National Planning Policy Framework (NPPF)

The proposal aligns with NPPF principles, particularly:

- Efficient Land Use: Making effective use of urban land (Paragraph 124).
- Sustainable Development: Enhancing housing supply in a well-connected area (Paragraph 11).
- Good Design: Delivering well-designed spaces that respond to local character (Paragraph 130).

4.2 Camden Local Plan & London Plan

- Policy H2 (Maximising Housing Supply): The scheme contributes to the borough's housing targets by providing additional residential units.
- Policy D1 (High-Quality Design): The extension is designed in accordance with local character and heritage considerations.
- Policy D3: Optimising site capacity. The site is a good candidate for intensification, given its location within an established residential neighbourhood with good access to public transport.
- Policy D4: Delivering good design. The proposal should deliver high-quality architecture that enhances the local environment and responds positively to the character of the area.
- Policy H4 (Housing Mix): The proposed unit mix supports Camden's policy to provide varied housing sizes.

- Policy CC1 (Sustainable Design & Construction): The development will incorporate energy-efficient measures to reduce environmental impact.
- London Plan Minimum Space Standards: The proposal adheres to the minimum space requirements for one-bedroom and three-bedroom flats, ensuring high-quality accommodation.

4.3 Camden Planning Guidance (CPG1 – Design) & Supplementary Planning Guidance

- The mansard roof and rear extension have been designed to respect local typology while improving internal space.
- No significant impact on privacy, daylight, or outlook of neighbouring properties, in line with Camden's Daylight and Sunlight Guidance.
- The proposed side facing window within the Second floor out rigger extension serves a bathroom and is proposed to be obscured glazed.

5. Impact on Neighbouring Properties

The proposal is carefully designed so as to avoid negative impacts on neighbouring properties, particularly in terms of:

- Daylight and Sunlight: The additional 2nd Floor extension and Mansard Roof extension are designed to minimize overshadowing or loss of natural light to surrounding buildings and in fill the gap in the street scene where both neighbouring properties at no108 and No104 are currently higher than the application site. Likewise, the rear 2nd floor extension over the existing outrigger utilises the existing 4-storey neighbouring wall enclosing upon it and does not increase the overall bulk of the rear building lines.
- Privacy and Overlooking: The design will incorporate measures to ensure there is no significant overlooking of neighbouring properties, with careful consideration of window placements and potential use of screening if required.
- Noise and Disturbance: Any construction work will be managed to minimize disruption to existing residents.

5.1 Daylight and Sunlight:

All new units have excellent glazing areas with both flats having a dual aspect arrangement having windows to the front and rear elevation allowing cross ventilation and alternative outlooks.

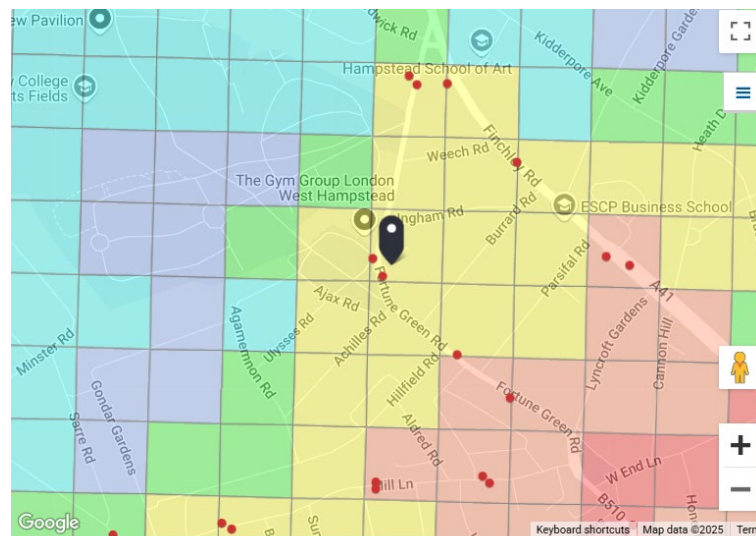
5.2 Privacy, Outlook & Amenity:

The new extension work will be located over the existing flat and in between existing neighbouring flats and therefore there will be no effect on privacy or outlook to the existing flats.

6. Transport and Parking

The site benefits from good public transport links, with access to local bus routes and pedestrian route. Given the highly accessible location, the proposal will not result in a significant increase in car usage.

The Sites PTAL rating is 4 [refer to below map search] and therefore in accordance with the London Plan In areas with a Public Transport Accessibility Level (PTAL) of 4 or higher, the London Plan encourages car-free development, with on-site parking limited to operational needs, disabled parking, and parking for taxis, coaches, and deliveries/servicing. No such operational needs are proposed and therefore the development is car free [the existing site does not have any on site parking as existing].



You can click anywhere on the map to change the selected location.

PTAL output for Base Year
4
NW6 IDS

Site PTAL map search [source www.tfl.co.uk]

Bus Stops are located on Fortune Green Road within very close proximity of the application site to both sides of the road providing access to Bus routes 139,328 with further bus routes/stops on Finchley Road which is within a 5-minute walk with routes 13 & 113. On average buses arrive at the bus stops every 5 minutes which therefore provides excellent connection services.

The application site is also located 0.7 miles away from both Finchley & Frognal Tube station and West Hampstead Thames Link Station.

7. Sustainability & Environmental Considerations

- **Energy Efficiency:** The extension will incorporate modern insulation, efficient glazing, and

sustainable materials to enhance energy performance.

- Waste Management: A designated waste storage area will comply with Camden's refuse collection requirements and will match existing bin/refuse arrangements.

8. Conclusion:

The proposed development represents a well-considered, policy-compliant enhancement of the existing property.

The design respects Camden's planning guidance, improves housing mix, and optimizes an urban site while maintaining the character of the area. The proposed development seeks to make an efficient use of the site.

The development will deliver an additional Flat in a highly accessible location, in line with national, regional, and local planning policies. The design will be respectful of the surrounding built environment and will aim to minimize impacts on neighbouring properties.

The application should therefore be viewed favourably by the London Borough of Camden.