

Ms Eva Siskinova
Dandi Living Ltd
30 Bristol Gardens
London
W9 2JQ

Application Ref: **2012/0304/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

15 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**41 FORTESS ROAD
LONDON
NW5 1AD**

Proposal:

Extensions including a rear lower ground to first floor level infill extension and ground and first floor side extension, insertion of a window at second floor level in rear gable and conversion of roofspace with insertion of 4 new rooflights to provide additional living accommodation including provision of a new self contained 1-bedroom flat at second floor level (Class C3).

Drawing Nos: Site Location Plan; Drwgs Prefix 815 (P) (existing drawings) 02, 05, 08; (proposed drawings dated Jul 12) 01 Rev B, 02 Rev B, 03 Rev A, 04, 05; Environmental Performance Statement; Lifetime Homes Statement.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The lifetime homes features and facilities as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The sustainability measures, as indicated in the Environmental Performance Statement hereby approved shall be incorporated within the development in full prior to its completion.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The rooflights hereby approved in the north-facing roofslope shall be permanently fitted with obscure glazing.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan; Drwgs Prefix 815 (P) (existing drawings) 02, 05, 08; (proposed drawings dated Jul 12) 01 Rev B, 02 Rev B, 03,

04, 05; Environmental Performance Statement; Lifetime Homes Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 - managing impact of growth, CS6 - providing quality homes, CS11- sustainable travel, CS14 - high quality places and conserving heritage, CS17 - safer places, CS18 - waste and recycling, CS19 - delivering and monitoring the Core Strategy; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 - making full use of capacity for housing, DP5 - homes of different sizes, DP6 - lifetime homes and wheelchair housing, DP17 - Walking and cycling, DP18 - parking standards, DP22 - promoting sustainable design and construction, DP24 - high quality design, DP25 - conserving Camden's heritage, DP26 - impact on occupiers and neighbours, DP29 - improving access. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable

housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444