

Delegated Report		Analysis sheet		Expiry Date:		13/10/2011	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number			
Jennifer Walsh				2011/4113/P			
Application Address				Drawing Numbers			
133 Fortress Road London NW5 2HR				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Details of screening for roof terrace and tree protection method pursuant to conditions 3 and 4 of planning permission granted 15/07/2011 (ref: 2011/0818/P) for change of use from financial and professional services (Class A2) at rear ground floor to create a one bedroom flat (Class C3), conversion of upper floor maisonette to create 2 x 1 bed flats and 1 x 3 bed maisonette (Class C3), erection of roof extension to front projection to create an extended mezzanine floor for Class A2 use, new windows to front extension, alterations to existing 2 storey rear extension and installation of railings on front and rear extensions to create roof terraces.							
Recommendations:		Approve Details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					
Site Description							
The application site is a large three storey building with a retail unit to the front of the property. The site is located to the west of Fortress Road. There is a large two storey rear extension with a pitched roof. The building is not a listed building and it is not located within a conservation area. There is however, a tree on the rear boundary which has a Tree Preservation Order on it.							
Relevant History							
2011/0818/P: Change of use from financial and professional services (Class A2) at rear ground floor to create a one bedroom flat (Class C3), conversion of upper floor maisonette to create 2 x 1 bed flats and 1 x 3 bed maisonette (Class C3), erection of roof extension to front projection to create an extended mezzanine floor for Class A2 use, new windows to front extension, alterations to existing 2 storey rear extension and installation of railings on front and rear extensions to create roof terraces. GRANTED SUBJECT TO S106 AGREEMENT 15/07/2011							

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

Assessment

Introduction

Planning permission was granted on 15/07/2011 for Change of use from financial and professional services (Class A2) at rear ground floor to create a one bedroom flat (Class C3), conversion of upper floor maisonette to create 2 x 1 bed flats and 1 x 3 bed maisonette (Class C3), erection of roof extension to front projection to create an extended mezzanine floor for Class A2 use, new windows to front extension, alterations to existing 2 storey rear extension and installation of railings on front and rear extensions to create roof terraces. This permission was subject to a number of conditions, including the following:

3) All trees on the site, including the TPO tree, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

4) 1.8 metre high screens, details of which shall have been submitted to and approved by the Council, shall be erected on the north and south elevations of the rear extension roof terrace hereby approved prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

Assessment

In relation to condition 3, the information submitted relates to the trees on site, including the existing TPO tree which is located to the rear of the property. An Arboricultural Report dated 30th June 2011 has been submitted in support of the application. The report has been assessed by the Councils Tree Officer who considers the information to be sufficient. Therefore it is recommended that this condition can be discharged.

In relation to condition 4, details of a screen which is to be 2m height with etched glass and brushed finish stainless 316 grade steel has been submitted. It is considered that the screen proposed is one which is lightweight and would not have a detrimental impact on the host property nor the wider area. Thus in overall terms, following discussions during the course of the application, the level of detail is considered to be satisfactory to allow this condition to be discharged.

Recommendation Approve details of conditions 3 and 4.

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