

London Borough of Camden
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

27th October 2014

Dear Sir/Madame,

Full Planning Application

Refurbishments, rear extension and new mansard roof at 19 Fortess Road, London, NW5 1AD.

This Planning Application seeks approval for the following modifications to the existing building:

- Minor modifications to the window layout to rear elevation
- New windows to entire building
- Rear extension to 1st floor level
- Proposed rear roof terrace at 2nd floor level
- New mansard roof structure to 3rd floor

The Town and Country Planning (General Permitted Development) (England) Order 2014

On behalf of Empyrean Fortess Ltd (9th Floor, Hill House, 17 Highgate Hill, London, N19 5NA), please find enclosed the following information in support of this application for Planning Application under Class A and Class B of the above mentioned order in respect of the proposed refurbishment and minor modifications at 19 Fortess Road, London, NW 1AD:

- Application Form
- Design and Access Statement
- Site Location Plan
- Existing and Proposed Floor Plans
- £724 – application fee (enclosed check)

The areas proposed for refurbishment are shown on the attached plans.

Background

The property in question has the benefit of a previous planning application to add a roof extension at 3rd floor (8903275), which has been granted, but not pursued in the past.

Furthermore other properties on the road, 23, 31, 33 and 35 Fortress Road, have mansard roofs.

The proposed rear extension to 19 Fortress Road would show no contention in regards to right of light or overlooking, as the neighbouring site to the back is occupied by the fire station, which consist of an empty lot and training tower.

However various properties on the same street, such as 35 Fortress Road, have excessive rear extensions and are overlooking other properties.

The Site is in an accessible, highly urbanised location with extensive pedestrian and cyclist infrastructure and lies in close proximity to existing public transport connections. The site records a PTAL score of 6a ("Excellent").

The Proposed Development would be limited to no off-street parking spaces and would use the existing on-street delivery/service arrangements (single yellow lines, loading permitted). The Applicant is willing to enter in to a legal agreement to ensure the potential impacts on on-street parking are limited.

Planning History Overview

Application number: 2014/6106/P

Application registered: 09/10/2014

Decision: Grant Full

Proposal: Change of use from retail (Class A1) to 2 residential units (Class C3) and alterations to front elevation for new entrances on the ground floor.

This previous Prior Approval application has been granted.

Application number: 2014/4249/P

Application registered: 07/08/2014

Decision: Withdrawn

Proposal: Change of use from retail (Class A1) to 2 residential units (Class C3) and alterations to front elevation for new entrances on the ground floor.

This previous Prior Approval application was withdrawn as it was not possible to complete a S106 agreement due to ownership issues. This has now been resolved.

Application number: 8903275

Application registered: 27/04/1989

Decision: Refuse Full or Outline Permission - Appeal granted

Proposal: The erection of a roof extension at third floor level to create a one bedroom flat and a roof terrace with a conservatory as shown on drawing no. DL/05. Appeal received against refusal.

This previous Appeal for the Planning Application has been granted, however the constructions have not been pursued.

Application number: 8802246

Application registered: 09/05/1988

Decision: Grant Full or Outline Perm. with Conditions

Proposal: Change of use and works of conversion to 1st and 2nd floors to provide a two-bedroom flat a one-bedroom flat and a studio unit as shown on drawings no:DL/01;02;03 and 04

Design and Form

Camden Core Strategy 2010-2025 (LDF)

Policy **CS14** – Promoting high quality places and conserving our heritage

Camden Development Policies 2010-2025 (LDF)

Policy **DP24** – Securing high quality design

Policy **DP30** – Shopfronts

A detailed Design and Access statement has been submitted as part of the application, which shows that the design of the proposed changes comply with the Policies mentioned above.

Conclusion

With reference to The Town and Country Planning (General Permitted Development) (England) Order 2014, there are no prohibitions that would prevent the proposed refurbishments and amendments.

The supporting information clearly demonstrates that there are no contentions why the Planning Application should not be granted for the refurbishments, rear extension and new mansard roof.