

Mr Ben Muir
Avalon Built Environment Ltd
Parndon Mill
Parndon Mill Lane
Harlow
Essex CM20 2HP
United Kingdom

Application Ref: **2015/2538/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

19 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
122 Fortress Road
London
NW5 2HL

Proposal:
Erection of roof extension incorporating rear dormer and front roof lights, along with associated internal alterations to form 1 x studio flat.
Drawing Nos: OS map, Design and Access Statement, A0108-A-201, A0108-A-202, A0108-A-203 Rev. A, and A0108-A-204 Rev. A.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

OS map, Design and Access Statement, A0108-A-201, A0108-A-202, A0108-A-203 Rev. A, and A0108-A-204 Rev. A.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:
Although the proposal would result in some loss of floor space (3.1m²) to the existing flat at second floor, the space which would be lost is reasonably small and the proposed occupancy for each unit would be 1 person. Both units would therefore comply with the minimum gross floor area required for a 1 person unit (35sqm) as stated in the residential standards of CPG2. The third floor unit (roof level) will also exceed 50% floor area with a head height greater than 2.3m head. Both units will have adequate sunlight and ventilation. The proposed accommodation is considered acceptable in terms of size and although studio dwellings are at the lower end of priority in the Borough, the development would still create an additional unit in unused loft space in accordance with DP5.

The proposed rear dormer and front rooflights are considered a modest addition to the roofslope and not out of character with the roof level development on this side of Fortess Road. The dormer would not dominate the roofslope, nor appear out of character with the surrounding area and would comply with design guidance requiring a 500mm space between the dormer and the hip, gable and roof eaves. The dormer shall be constructed from lead with aluminium framed windows. The rooflights shall be timber framed.

The proposed dormer is not considered harmful to neighbours amenity; it does not result in any overlooking as the dormer is high in the roofslope and faces the rear of the property. Due to its position in the roofslope, the dormer would not cause shadowing or loss of light to neighbouring properties. The front rooflights would be too high to look out of and the nearest residential windows would be on the opposite side of the road. The development is considered acceptable in terms of impact on neighbours' amenity.

No objections were received in relation to this proposal. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP17, DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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 6941).
- 3 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.
- 4 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced 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 the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. 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 queries to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment