

Address:	Workshop at 36-52 Fortess Road and 20 Fortess Grove London NW5 2HB		2
Application Number:	2015/4501/P	Officer: Gideon Whittingham	
Ward:	Kentish Town		
Date Received:	05/08/2015		
Proposal: Change of use from vehicle repair workshop (Class B2) within re-developed buildings to provide business floorspace (Class B1) within retained shell, 1 x 2-bed dwelling on Railey Mews, 8 x 3-bed dwellings within retained shell (Class C3) and 1 x 2-bed social rent dwelling.			

Background Papers, Supporting Documents and Drawing Numbers:

687 EX 0S01 (OS Plan and Site Plan As Existing); 687 DM 0X04 (Demolition Drawings [4 of 4]); 687 DM 0X03 (Demolition Drawings [3 of 4]); 687 DM 0X02 (Demolition Drawings [2 of 4]); 687 DM 0X01 (Demolition Drawings [1 of 3]); 687 EX ES03 (Demolition Drawings); 687 EX ES02 (Sections As Existing); 687 EX ES01 (Elevations As Existing); 687 EX 0001 (Ground Floor Plan As Existing); 687 EX 0R01 (Roof Plan As Existing); 687-ES - 0X01 Rev C (Elevations as Proposed (1 of 2)); 687-ES - 0X02 Rev C (Elevations As Proposed (2 of 2)); 687-ES - 0X03 Rev B (Sections as proposed (1 of 2)); 687-ES - 0X04 Rev B (Sections as proposed (2 of 2)); 687-LY - 0R01 Rev B (Roof Plan As Proposed); 687-LY - 0S01 Rev D (Site Plan As Proposed); 687-LY - 0X01 Rev B (House Type A Floor Plans); 687-LY - 0X02 Rev B (House Type B Floor Plans); 687-LY - 0X03 Rev D (House Type C); 687-LY - 0X04 Rev D (Commercial Floor Plans as Proposed (1 of 2)); 687-LY - 0X05 Rev D (Commercial Floor Plans as Proposed (2 of 2)); Construction Management Plan Issued: November 2015 prepared by Cooley Architects; Phase I Desk Study Report Issued: June 2015 prepared by Delta-Simons; Structural Feasibility Report Issued: 10.07.2015 prepared by Blyth and Blyth; Daylight and Sunlight Report Issued: 30th June 2015 prepared by EB7; Letter prepared by EB7 dated 20th November 2015; Sustainability Statement Issued: November 2015 prepared by NRG Consulting; Energy Statement Issued: November 2015 prepared by NRG Consulting; Letter prepared by CGMS Issued: 20th November 2015; Bat Survey - Preliminary Roost Assessment Issued: 26th October 2015 prepared by Arbtech Consulting Limited; Archaeological Desk-Based Assessment Issued: June 2015 prepared by Heritage Collective; Air Quality Assessment Issued: July 2015 prepared by Air Quality Consultants Ltd; Planning Statement prepared by CGMS; Heritage Statement prepared by CGMS; Viability Report Issued: October 2014 prepared by Davis Brown; Letter prepared by Davis Brown Issued: 18th November 2015; Surface Water Drainage Statement Issued: November 2015 prepared by RPS Health, Safety & Environment.

RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a section 106 legal agreement

Applicant:	Agent:
The Estate Charity of Eleanor Palmer 1 Hillside Codicote Hitchin SG4 8XZ	CgMs 140 London Wall 7th Floor London EC2Y 5DN

ANALYSIS INFORMATION

Land Use Details:

	Use Class	Use Description	Floorspace (GEA)
Existing	B2 General Industry C3 Dwelling House		1,540m ² 57m ² Total: 1,597m ²
Proposed	B1 Business C3 Dwelling House: Private Market Housing (1,244m ²) Social Rented Housing (116m ²)		1,204m ² 1,360m ² Total: 2,564m ²

Residential Use Details:

	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>		1							
Proposed	<i>Flat/Maisonette</i>		2	8						

Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	2	0
Proposed	0	0

OFFICERS' REPORT

Reason for Referral to Committee: (ii) minor development where this involves the erection of a building containing more than five single dwelling houses or 450 sq. mtrs of non-residential floorspace and (v) involving any demolition (other than minor demolition) of any listed building and the total or substantial demolition of any building in a conservation area;

1. SITE

- 1.1 The application site comprises a vehicle repair workshop known as Nos.36 to 52 Fortress Road, a 'depot' garage to the rear which fronts both Fortress Grove and Railey Mews and a dwelling (No.20) located on the north east side of Fortress Grove.
- 1.2 A section of the workshop known as the 'depot' (alongside Railey Mews) and No.20 Fortress Grove is located within the Kentish Town Conservation Area. The remainder of the site known as 36 to 52 Fortress Road bounds the Kentish Town Conservation Area.
- 1.3 The application site is located within a TFL Underground Zone of Influence, an Archaeological Priority Area and potentially contaminated land.
- 1.4 The Pineapple public house on Leverton Street is Grade II Listed; as are Nos.42-94 Fortress Road. No.28-34 Fortress Road is a non-designated heritage asset.

2. THE PROPOSAL

2.1 The proposal includes the following:

- Redevelop 'Nos.36 to 52' commercial building involving the demolition and replacement of the roof, internal walls, ground floor slab and elevational elements to provide 8 x 3 storey dwellings (Type A and B) all within the existing shell. – These dwellings include centrally located internal courtyards and cycle stores at ground floor level, bedspaces and front facing terrace (Type B housing only) at first floor level, bedspaces and front facing terrace (Type B housing only) at second floor level and a green roof, solar panels and rooflights at roof level. The bin store would be located towards the entrance of Fortress Grove. All dwellings would be available on the private open market.
- Redevelop 'depot' commercial building involving the demolition and replacement of the roof, internal walls, ground floor slab and elevational elements to provide a 3 storey commercial building within the existing shell. – This building includes an internal courtyard, bin and cycle store at ground floor level and upright and pitched windows as well as a green roof, solar panels and rooflights within a reformed asymmetrical main roof.
- Elevational alterations to 'depot' commercial building facing Railey Mews only, involving the demolition and replacement of the roof to provide a 2 storey 2 bedroom dwelling. – This dwelling includes a rear courtyard and bin/cycle store at ground floor level, rear terrace and rooflights at first floor level and a green roof and

3 rooflights at roof level. Elevational alterations include additional fenestration and enlargement to existing, as well as the replacement of an existing shutter with panelling. This will be provided as social rented housing.

- Refurbishment of No.20 Fortess Mews which is a 2 bedroom dwelling. This dwelling would remain available for private housing (Type C).
- Associated hard landscaping to shared entrance including parking restraint measures (bollards) and boundary wall treatment.

Revisions

2.2 During the course of the application, the scheme was amended upon officer advice and in mind of the comments following public consultation, to incorporate the following:

- Reduce the height, pitch and form of the roof for the 'depot' commercial building – resulting in a reduction of re-provided floorspace proposed from 1,138m² to 1,204m².
- Omission of lower/mid-level green roofs (house type A)
- Reduce/replace number of trusses of retained building shell for residential accommodation
- Detailed elevational alteration to façade of house type C, dwelling facing Railey Mews
- Increase provision of bin and cycle storage throughout.
- Omission of fire exit onto Railey Mews
- Amendment of supporting documents in line with policy (Ecology and Nature, Construction Management Plan, Energy and Sustainability, Flooding and Sustainable Urban Drainage Systems).
- Refurbishment of No.20
- Provide social rent housing on site.

2.3 Due to the nature of the alterations, a re-consultation process based upon the above revisions took place in December 2015 (See **CONSULTATIONS**).

3. RELEVANT HISTORY

Application Site:

3.1 20 Fortess Grove:

- *Ref: 9501870 - Change of use from offices to residential for a period of five years. Granted 22/02/1996.*
- *Ref: PE9901020 - Permanent use of the property for residential purposes. Granted 08/02/2000.*

Adjacent to application site:

3.2 19 Fortess Grove:

- *2012/5442/P - Erection of a mansard roof extension and a full width single storey and 2-storey rear extensions to existing dwelling (Class C3). Granted 05/12/2012.*
- *2013/7930/P - Erection of full width single storey and 2-storey rear extensions, including rooflights. Granted 09/05/2013.*

3.3 2 Railey Mews:

- *2015/0238/P - Creation of First Floor Roof Terrace and Roof Light. Granted 12/06/2015.*

3.4 3 Railey Mews:

- 2015/5490/P - Use of roof as terrace. Granted 26/10/2015

3.5 6 & 7 Railey Mews:

- 2011/2092/P - Alterations on the front elevation, erection of a mansard roof extension and excavation of basement to provide additional accommodation to an abandoned mew building (nil use) Granted 13/06/2011
- 2011/2093/P 2) Erection of a mansard roof extension to provide additional accommodation for single dwellinghouse (Class C3)). Granted 13/06/2011 - The above permissions are essentially being renewed by applications Ref 2015/1850/P & 2015/0354/P which are currently under assessment.

3.6 44 A Fortress Road:

- 2014/4144/P & 2014/3834/L - Erection of a replacement conservatory at rear lower ground level. Granted 25/07/2014.

3.7 52 Fortress Road:

- 2013/0585/P & 2013/0586/L Renewal of permission granted on 23/04/2010 (2010/0610/P) for the erection of rear extension following demolition of existing rear extension to lower ground level of maisonette (Class C3). Granted 20/03/2013.

4. CONSULTATIONS

Statutory Consultees

4.1 Historic England:

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Thames Water:

Requested conditions/informative relating to surface water drainage and piling method. Raised no objection to sewerage and water infrastructure capacity.

Conservation Area Advisory Committee (CAAC)

4.2 The Bartholomew Estate & Kentish Town CAAC:

Notified directly via email but to date, no response has been received.

Local Groups

4.3 The Railey Mews Residents Association objected to both the original and revised scheme:

- Concern with applicant's consultation process prior to submission: lack of transparency, objections not incorporated into revisions, incorrect representation of meetings.
- Concern with Camden's consultation process: Not extensive enough
- Concern with Viability Statement: rate of return shows viable venture to refurbish
- Unsympathetic detailed design of housing
- Harm to adjacent Listed buildings
- Concern mid-level green roofs will be used as terraces overlooking Railey Mews and Fortress Grove
- Proposed housing will provide poor accommodation
- No need for high number of dwellings on site
- Location is more suitable for commercial operations
- Traffic congestion

- Proximity to housing will increase noise nuisance
- Fire exit onto Railey Mews resulting in noise nuisance and use as potential entrance/exit

Adjoining Occupiers

- 4.4 Multiple site notices were erected on the 03/12/2015 until 24/12/2015. A press notice was placed in the Ham & High on the 10/12/2015 until 31/12/2015.

	Original submission notifications sent: 01/09/2015	Revised submission notifications sent: 03/12/2015
<i>Number of letters sent</i>	55	55
<i>Total number of responses received</i>	32	12
<i>Number in support</i>	1	0
<i>Number of objections</i>	31	12

- 4.5 32 objections (including 12 whom previously objected and objected again to the revised submission) were received regarding:

Land use:

- Loss of employment space
- Affordability of workshops
- Loss of established business
- Loss of light industrial
- Queried viability report of existing commercial tenants/lack of marketing evidence

Design – townscape; partial demolition; scale, bulk and detailed design of new buildings:

- Harm to existing elevation of Railey Mews building
- Harm to grade II listed buildings of Fortress Terrace/Fortess Road
- Detailed design of new dwellings fails to integrate with context
- Height of all buildings beyond those existing
- Sight of Commercial building roof from Railey Mews unsympathetic

Housing mix, unit size and quality of accommodation:

- Density of development too high
- Lack of outdoor space for units
- How will refuse be collected
- Quality of accommodation proposed

Impact on neighbouring amenity:

- Proximity to housing will increase noise nuisance - open courtyard to houses A & B
- Skylights to houses A & B (overlooking, light pollution and noise)
- Overlooking balconies to houses A & B
- Fire exit onto Railey Mews associated with commercial unit
- Loss of security to residents at Fortress Road
- Noise brought by change of use to residential outside of working hours
- Overshadowing to Railey Mews

Transport, access and parking:

- Construction disruption – noise traffic congestion
- Access/fire exit of commercial building onto Railey Mews
- Increase in commercial vehicle traffic
- Contamination: Potential Asbestos

- Trees: Trees affected in gardens of Fortress Grove

5. **POLICIES**

5.1 **National and London wide policies and guidance**

Planning (listed building and conservation area) Act 1990 as amended
Enterprise and Regulatory Reform Act (ERR) 2013.
National Planning Policy Framework 2012
National Planning Policy Guidance 2014
London Plan 2016

5.2 **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS8 (Promoting Camden's economy)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change and promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Parks and open spaces & encouraging biodiversity)
CS16 (Improving Camden's health and well-being)
CS17 (Making Camden a safer place)
DP1 (Mixed use development)
DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair homes)
DP13 (Employment sites and premises)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and the availability of car parking)
DP19 (Managing the impact of parking)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP28 (Noise and vibration)
DP29 (Improving access)
DP32 (Air quality and Camden's Clear Zone)

5.3 **Other Planning Policies / Guidance**

Camden Planning Guidance (CPG) 2015 – CPG 1, 2, 3, 8
Camden Planning Guidance (CPG) 2013 – CPG 5
Camden Planning Guidance (CPG) 2011 – CPG 6 and 7
Kentish Town conservation area appraisal and management strategy (2011)

6. **ASSESSMENT**

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Land use
- Design – townscape; partial demolition; scale, bulk and detailed design of new buildings
- Housing mix, unit size and quality of accommodation.

- Impact on neighbouring amenity
- Transport, access and parking
- Sustainability and Energy Efficiency
- Land contamination
- Trees
- Local employment and procurement
- Community Infrastructure Levy
- Planning obligations

Land use

- 6.2 The site, (excluding No.20 Fortess Grove – see **RELEVANT HISTORY**) provides 1,540m² of employment floorspace, understood to be used for the lawful purpose of a vehicle repair workshop (Class B2).
- 6.3 The site is currently vacant but was occupied until the end of October 2015 by M&A Coachworks, who have since relocated for more modern facilities on the Cranborne Industrial Estate in Potters Bar, Hertfordshire.
- 6.4 Policy CS8 seeks to support Camden's industries by safeguarding existing business/employment sites and premises in the borough that meet the needs of modern industry and other employers.
- 6.5 Criteria within CPG5 (Town Centres, Retail and Employment) has identified three main categories of business/employment sites and premises in the borough. Category 1 sites are those typically providing highest quality accommodation, in purpose built accommodation, clear, high ceiling heights, access for large delivery and servicing vehicles both into and around and predominantly single storey premises. Category 2 sites are those typically with good access for servicing and delivery, clear, high floor to ceiling heights (3-5m) and level access – normally ground floor, limited number of upper floors with goods lift access. Category 3 sites are those typically with small, isolated premises, poor access - narrow streets, small doors, steps, no goods lifts and little or no space for servicing.
- 6.6 Category 1 sites are rare in Camden and will always be protected. Category 2 sites are more common in Camden and will usually be protected unless there is very strong marketing evidence to show that they are no longer suitable. Category 3 sites are heavily compromised and may not be suitable for continued industrial use when they become empty or need significant investment, although they could be suitable for office B1(a) space.
- 6.7 Upon inspection, the site contains characteristics attributed to both categories 2 and 3. Whilst the site is afforded good access for delivery and servicing vehicles both into and around the site, the now vacant buildings require significant investment for prospective tenants, indeed this has been indicated as a major factor for the relocation of the previous tenants to more modern facilities.
- 6.8 In this respect, where sites are suitable for continued business/employment use, the Council (Policy DP13 and CPG5) will consider redevelopment proposals for mixed use schemes provided that the level of business/employment floorspace is maintained or increased; they include other priority uses, such as housing and affordable housing; premises suitable for new, small or medium enterprises are provided; floorspace suitable for either light industrial, industry or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses.

- 6.9 Rather than justifying that the site is no longer suitable for continued commercial use, thereby typically requiring a marketing assessment demonstrating viability or lack thereof, the proposal would re-provide 1,204m² (79% of the existing commercial floorspace) of purpose built, modernised, flexible, category 2 commercial floorspace over 3 floors within the shell of the existing 'depot' building on site.
- 6.10 Given the re-provided space will be suitable for small businesses, able to support light industrial uses and is likely to represent an uplift in the number of jobs supported by the site, officers are minded to accept the small overall loss in floorspace of 336m² with more modern facilities within a reformed 'depot' building. The modernised building would provide a future occupier with sufficient flexibility to ensure the long term viability of the unit, safeguarding an existing employment site in the borough that meets the needs of modern industry and other employers.
- 6.11 The re-provision of more modern, flexible commercial workspace, which is suitable for light industrial use and for use by small businesses, is supported by officers in the Council's Economic Development Team and compliant with Policies CS8, DP13 and CPG5.
- 6.12 With specific regard to affordability, terms relating to flexibility of leases and a potential pricing structure shall be secured within the S106 Legal Agreement, with agreement from the Council's Economic Development Team.
- 6.13 The redevelopment of the site, re-providing and consolidating business/employment space allows the introduction of another priority use, namely housing within the shell of the 'No.36-52' Fortress Road building.
- 6.14 Given the site would include a re-provided commercial workspace, the principle of housing is appropriate and in line with policies CS3, CS8 and DP2. Housing is the priority land use of the LDF and this proposal would add to the housing stock in the borough.

Design

Townscape

- 6.15 The proposal consists of three storey terraced houses and a three storey commercial block built inside the perimeter walls of the existing workshops. It is proposed that the new walls will be built within the existing ones. This will require the removal of the roof, internal walls, ground floor slab and elevational elements only.
- 6.16 The following evaluation takes into account the context of the townscape and the subject buildings', in particular the Kentish Town Conservation Area, the positive contributors in the Conservation Area and the surrounding listed buildings.
- 6.17 The notable characteristics of the townscape are as follows:
- Generally the scale of the urban form is modest such as the mews houses, as are the individual design details such as windows;
 - The area's evident vernacular character is due to the scale and stylistic features of residential and industrial buildings alike;
 - There is a tight urban grain, whereby space between buildings is limited as are plot sizes; a design that does not respect this scale through articulation of massing and volume, through detail design and the use of materials would result in an overly

large development that is out of place, overwhelming its surroundings, causing a feeling of encroachment, ultimately changing the quality and character of the area;

- Glimpses and views into streets and gaps between buildings, private areas and enclosed spaces are important features of this townscape because of the arrangement of buildings on plots;
- The buildings in and adjacent to the CA are a successful mix of typologies interwoven physically and visually regardless of use or size.

6.18 The notable characteristics of the subject buildings' are as follows:

- They have a subtle and robust industrial character; though restrained, this aesthetic does not render them void of visual interest or lessen their contribution to the streetscene within the CA and to its setting;
- They demonstrate their industrial function that is part of the evolution of the area's land uses;
- Despite their size, they are a contextual element of the area, and integrated through design with the historical streetscape off Fortress Road.

6.19 Within this context, the extent of retention and alteration proposed is considered to be mindful of the buildings' characteristics and the unique qualities of this sub area of the Kentish Town Conservation Area, and the scale and visual relationship between buildings and spaces.

Partial demolition

6.20 An element of the site (building Nos.36 to 52) is located within the Kentish Town Conservation Area. Section 72 of the Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires the Council to have special regard to the desirability of preserving and enhancing the character and appearance of the conservation area. This has been given considerable weight and importance during pre-application discussions with the applicant and when assessing this application.

6.21 The elements to be removed to both the 'depot' and 'Nos.36 to 52' include the roof, internal walls, ground floor slab and minor elevational elements only. The perimeter walls (including gable ends) would remain.

6.22 With respect to 'Nos.36 to 52' (located outside the Kentish Town Conservation Area), the significant visual element to be removed would be the lightweight metal deck roof. The gable ends would not be removed, but rather retained along with replacement trusses as part of a new roof form.

6.23 With respect to the 'depot' building (located inside the Kentish Town Conservation Area but without any further designation), the significant visual element to be removed would again be the lightweight metal deck roof. This element would be replaced by a 1m lower asymmetrical roof form clad in light grey metal.

6.24 In both instances, the assessing conservation officer considers the roofs to make a neutral contribution in regard to the notable characteristics of the townscape and subject buildings as listed in the preceding paragraphs.

6.25 Within this context, the partial demolition proposed impacts elements of limited architectural and historic interest and their removal, subject to a suitable replacement, would thus accord with the NPPF and policies CS14 and DP25.

- 6.26 The relationship between the 'depot' building and 'Nos.36-52' is integral to the success of this scheme; therefore the character of each building should be retained. Where a larger more centrally pitched roof would be seen to visually compete, the new asymmetrical roof proposed as part of the 'depot' building has been pitched away, thereby maintaining a visual gap between the two buildings, ensuring the primacy of the gable end from all views and elements of interest such as the blind window and bulls eye window of 'Nos.36-52'. Although the form of the 'depot' would be changed from hipped, it would still sit within its envelope, therefore be no greater bulk as a result of the proposed roofs size and form when compared to the existing arrangement. Viewed from its side elevation, the small size windows and set back position maintain the primacy of the lower industrial level facades.
- 6.27 The roof form of 'Nos.36-52' shall be retained, albeit with an expression of trusses, providing visual interest. The proposed 8 x 3 storey dwellings would be set behind the retained gable ends and would not rise above the existing form of the building or roof of the retained shell. The modulated façades of the new housing are detailed with a variety of materials including stock brick, metal cladding and render to form a degree of articulation, reinforcing and continuing the successful mix of typologies in and around the area whilst also taking cues from the main element of the site.
- 6.28 In terms of the elevations of the retained building shells, very little significant intervention would take place. The side elevation of the 'depot' building, including the dwarf wall and multi-pane windows would be retained, whilst the modern entrance shutters would be replaced with lightweight and sensitive glazing.
- 6.29 The Railway Mews façade shall be retained such as the multi-pane windows, whilst the metal shutter shall be sympathetically replaced, in mind of the industrial character, with metal cladding. The proposed roof shall remain behind and below the front parapet and therefore the extent to which localised change will take place within the townscape will be significantly minimised.
- 6.30 The roof of the depot would be clad in metal sheeting, consistent with its architectural language. The façades of the new housing within Nos.36-52 and the courtyard of the depot would be designed to respond to the industrial aesthetic of the host building with regard to materials and detailed design. The materials would include brick facades with metal standing seam sheeting and use timber and render. These would be attached as modulated boxes orientated in portrait and landscape and projecting at different depths from the façade to provide a contemporary design with visual interest and depth to the elevations. The use of the materials retains a simple palette which responds positively to the industrial character of the site and predominant use of materials in the surrounding area. The roofs of the building would be green to improve the aspect to the site from the upper floors of neighbouring buildings overlooking the site.
- 6.31 Very little significant intervention would take place to the elevations of the retained shells. The side elevation of the 'depot' building, including the dwarf wall and multi-pane windows would be retained, whilst the modern entrance shutters would be replaced with lightweight and sensitive glazing. The Railway Mews façade shall be retained and the proposed roof shall remain behind and below the front parapet.
- 6.32 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires the Council "In considering whether to grant planning permission for development

which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 6.33 The site is located close to The Pineapple public house on Leverton Street which is Grade II Listed; as are the terrace of Georgian townhouses located to the east of the site at 42-94 Fortess Road. This has been given considerable weight and importance during pre-application discussions with the applicant and when assessing this application. It is considered that proposed works would not affect the setting of the public house or the terrace. The proposal would retain the existing industrial character and appearance from viewed from over Railey Mews from the public house and is not considered to harmfully alter the setting in this respect.
- 6.34 A similar analysis has been made by officers with regard the setting of the terrace. The warehouse at 36-52 Fortess Road forms an industrial backland development to the rear of the rear garden of five dwellings which form part of the listed terrace. Although the northern gable forms the garden boundary of these houses, retaining the parameter walls of the depot largely retains the existing arrangement. The expression of the depot would change however when appreciated from above. At present the substantial, corrugated metal and asbestos roofed northern warehouse remains a prominent feature for private realm views to and from the listed building. The proposal would provide views into the warehouse courtyards and appreciate a variety of smaller orthogonal green roofs from the listed buildings. This would change the relationship with the listed building. It would appear as if 36-52 Fortess Road depot was originally constructed in the rear gardens of the building fronting Fortess Road between 1914 and 1935. In this regard ‘reinforcing the former garden setting by providing green roofs would, in a small way, re-establish the original setting for the listed buildings and retain the understanding of the development of the site. For these reasons the setting is not considered to be harmed from the development.
- 6.35 The proposal would therefore preserve the setting of the adjoining listed buildings and the character and appearance of the Kentish Town Conservation Area and would accord with the policies CS14 and DP25.

Housing mix, unit size and quality of accommodation.

- 6.36 The proposal would provide 2 x 2 bedroom units and 8 x 3 bed units (4 x type A housing and 4 x Type B housing) for residential accommodation of 1,360m².

Mix

- 6.37 The Council acknowledges that there is a need and/or demand for dwellings of every size, however Camden will focus and prioritise provision around the very high and high priority sizes. In terms of private market housing small 1 bedroom units are of lower priority, 2 bedroom units are of high priority whilst 3 bedroom units are of medium priority. The Council would also expect at least 40% of market housing to provide 2 bedroom units.
- 6.38 The proposal would provide 8 x 3 bedroom and 1 x 2 bedroom private market units and a 1 x 2 bedroom social rent unit within the Kentish Town Ward and is detailed in the table below:

	1 bed	2 bed	3 bed
Market		1	8
Priority figure (DP5)	Lower	Very high	Medium

	1 bed	2 bed	3 bed
Social rent		1	
Priority figure (DP5)	Lower	Medium	High

- 6.39 Although the proposal would fall short of the broad borough wide provision of 40% of market housing to be provided as 2 bedroom units within this scheme, this must be balanced with the constraints of the shell retention scheme and the opportunity to provide larger family dwellings of medium priority, as opposed to a higher number of smaller units of lower priority which would result as a consequence of providing maisonettes and is therefore, on balance, acceptable.

Unit size

- 6.40 Notwithstanding the refurbished No.20 Fortess Mews for which no extension/alterations are proposed, the proposed new dwellings exceed the minimum floorspace requirements according to London Plan standards.
- 6.41 To ensure the development meets the access standards in Part M of the Building Regulations, parts 1 (Visitable dwellings), part 2(Accessible and adaptable dwellings) and M4 (3) wheelchair user dwellings, of this development shall be secured by condition.

Quality of new accommodation

- 6.42 To maintain mutual privacy for the private market dwellings and adjacent occupiers, opportunities to overlook or create noise nuisance have been specifically minimised as a result of their design and necessary measures. With regard to potential overlooking to residents of Railey Mews, this element has been mitigated by not including any high level windows or terraces located or positioned in an easterly direction. In the single instance a window looks in an easterly direction, this is set within an internal lightwell along with privacy screens in any case, to ensure such oblique views do not take place.
- 6.43 The dwelling facing Railey Mews (Type C – on site social rent housing) would enjoy dual aspect accommodation, namely easterly views across the public highway of Railey Mews onto the rear garden of the Pineapple PH on Leverton Street and western views of the retained windowless shell of 'No.36-52 Fortess Road. Although a new element of glazing would be introduced to its front elevation (within the existing shutter), by virtue of its position and view of commercial activities, this element would be of no greater detriment than the existing arrangement in terms of amenity.
- 6.44 No changes externally would take place in respect of No.20 Fortess Mews, therefore the impact of this dwelling would be no greater detriment than the existing arrangement.
- 6.45 As a result, the dwellings provided would both provide a good level of residential accommodation which would not diminish the existing levels of privacy enjoyed by the existing occupiers along Fortess Road and Railey Mews.
- 6.46 The applicant has submitted an assessment using 'Average Daylight Factor', which typically quantifies the level of daylight in a room (kitchen – 2%, living room – 1.5% and bedroom – 1%), to establish whether each habitable room relating to the new builds will have a predominantly daylight appearance. The majority comply, including all Type A rooms, all Type B bedrooms and living rooms and all Type C rooms.

Given the constraints of the site and the preference to shell retain, the failure of Type B kitchen areas at 1.76% ADF, below a target of 2% is acceptable.

- 6.47 An air quality assessment accompanies the application and has been duly assessed by specialist officers and satisfies the policy requirements of DP22 and CPG 6.
- 6.48 With regard to outdoor space, each private dwelling would enjoy a centrally located internal courtyard and a courtyard to the front at ground floor level. Type B housing would enjoy a terrace at upper floor level. Type C housing would enjoy a ground floor level courtyard at the rear and a terrace at first floor level. No.20 Fortress Mews maintains an existing front patio area.
- 6.49 To ensure that the amenity of occupiers of the development site would not be adversely affected by noise, be it commercial or residential in nature, a number of conditions shall confirm noise insulation measures.
- 6.50 Within this context, it is considered that each of the proposed units would provide a good standard of living accommodation, 8 of which are medium and 2 of which are high priority to the Borough.
- 6.51 Space for the storage of refuse and recycling for the residents is provided in a dedicated secure area at ground floor level.
- 6.52 The London Plan provides recommended densities for residential development. The subject site has an area of approximately 0.17 hectares and would accommodate 14 habitable rooms in an urban area, and has a PTAL rating of 5. As such the London Plan recommends a density of 55-225 habitable rooms per hectare. The proposal has a density of 83 and as therefore acceptable. It is considered to be acceptable as the site is in close proximity to Kentish Town centre and afforded ready access to the significant social, environmental and physical infrastructure and local amenities afforded by Central London.

Affordable Housing

- 6.53 Policy CS6 seeks all developments with a capacity to provide 10 units or more (or 1,000m² GEA or more) to make a contribution to affordable housing. The proposed development would provide 9 new dwellings totalling 1,303m². In assessment of the DP3 sliding scale, the proposal would require 13% of the floorspace of the 9 units (169m²) to be delivered as affordable housing. The preference of policy DP3 is for this to be provided on site.
- 6.54 The development involves 10 dwellings, 1 of which would be available as social rent housing on site following discussions with the Council's Affordable Housing Team and a number of Registered Providers, including *Innisfree Housing* Association whom and have formally expressed interest, subject to granted planning permission. The remaining 9 dwellings would be available for open market sale.
- 6.55 Guided by policy DP3, the applicant proposes to provide 1 social rent flat (116m² GEA), with the shortfall of 53m² provided by payment in lieu. The provision of 1 social rented unit on site is welcomed on a relatively small housing development, where usually affordable housing on-site is only sought when over 3,500m² floorspace is proposed or converted.
- 6.56 The Council will accept a deferred affordable housing contribution for the 53m² shortfall.

6.57 The contribution has therefore has been calculated as:

Total net additional floorspace GEA	1,303m ²
Requirement for housing (13% of net additional floorspace)	169 m ²
Affordable floorspace GEA provided on site	116 m ²
Affordable floorspace GEA shortfall	53m ²
Camden multiplier for payment-in-lieu calculation (53sqm x £2,650)	£140,450
Contribution:	£140,450

6.58 In this instance the applicant has confirmed that they are willing to make a £140,450 housing contribution in full, which would be secured by the s106 Legal Agreement.

Impact on neighbouring amenity

Privacy / Outlook

- 6.59 At present, the rear second floor level windows of Nos.2-5 (consecutive) Railey Mews look upon the existing roof of the retained shell of No.36-52. To maintain mutual privacy for the private market dwellings and adjacent occupiers, opportunities to overlook or create noise nuisance have been specifically minimised as a result of their design and necessary measures. As a result, no high level windows or terraces are located or positioned directly facing Railey Mews. In the single instance a window looks in an easterly direction towards Railey Mews at first floor level, this is set within an internal lightwell along with privacy screens in any case, to ensure such oblique views do not take place.
- 6.60 With regard to the adjacent occupiers along Fortress Road, the proposed front elevation would be directed towards Eleanor House and Nos.44 – 52 Fortress Road. The existing shell is 10m from the rear of Eleanor House and 13m from the rear of Nos.44 – 52 Fortress Road.
- 6.61 To ensure privacy, the new dwellings have been located centrally within the shell so that a distance of no less than 18m (the two closest points on each building) occurs between the windows of habitable rooms, including balconies with Nos.44 – 52 Fortress Road. Although the distance between Eleanor House would be approximately 16m and therefore fall 2m short of guidance within CPG6, it must be noted that these views would not be direct as the floor levels of each respective building would not align and any views would not therefore be detrimental. With this said, additional measure including louvers to screen direct views within the roof shell shall prevent this matter occurring at second floor level as lower levels would be screened by the retained shell.
- 6.62 The new dwelling facing Railey Mews (Type C) faces across the public highway onto the rear garden of the Pineapple PH. The rear of the new dwelling would face the retained windowless shell of 'No.36-52 Fortress Road.

- 6.63 No changes externally would take place in respect of No.20 Fortess Mews, therefore the impact of this dwelling, other than its tenancy arrangement, would be of no greater detriment than the existing arrangement.

Commercial buildings

- 6.64 The introduction of a 'new' employment use within Fortess Grove would result in an increase in footfall activity, where the previous use would have been primarily vehicular traffic. This is not however adjudged to be of any detriment. The likely activities/footfall to take place would be to and from Fortess Road, as Fortess Grove is a cul-de-sac. It would not be a likely area for congregation. The operating hours would likely be held between 8am – 6pm, which whilst different from those related to the previous use as a workshop, would be akin to a typical office and therefore unlikely to be disruptive in terms of noise nuisance. Therefore the amenity of the residents within the Grove will not be harmed.

Sunlight / Daylight and Overshadowing

- 6.65 The placement of the new dwellings within the shell of the retained building and beneath the line of the roof ridge of No.36-52 Fortes Road will ensure the impact of the proposal upon the adjacent to occupiers will be of no greater impact than the existing arrangement. The centrally located dwellings would not expand outside the form of the gable ends, nor would they rise above the replacement roof tresses.
- 6.66 The proposed replacement roof to the new dwelling on Railey Mews would remain behind and below the front parapet. Given that no residential windows face onto this area, no detrimental harm would result. It should be noted however, rooflights attributed to No.1 would also not be affected by virtue of the proposed roofs orientation, proximity and resulting height.
- 6.67 The relationship between the 'depot' building and No.1 Railey Mews and Nos.1, 21 and 22 Fortess Grove will moderately change as a result of the new asymmetrical roof proposed. The new roof would be read more as a recessed flat top and therefore fall outside of the existing hipped form, albeit set 1m lower in height. The proposed form has been pitched so that its orientation would not diminish sunlight or daylight received during the day, specifically at Nos.1, 21 and 22 Fortess Grove. The afternoon sunlight received by No.1 Railey Mews would not be detrimentally affected as a result of the proposed roof. Although the roof form would be more upright, because the height would actually be reduced by 1m the occupiers would not see a detrimental loss to the upper floor level rear windows nor would it be any greater than the existing arrangement.
- 6.68 It is considered that the proposal would not pose an unacceptable level of harm to the amenity of adjoining occupiers and thereby accords with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

Transport, access and parking

- 6.69 The site is located in the East Kentish Town controlled parking zone (CA-M) which operates between 0830 and 1830 hours on Monday to Friday. In addition the site has a PTAL rating of 5 (excellent) which means it is highly accessible by public transport. A car free development therefore needs to be secured as a Section 106 planning obligation.

Construction Management Plan (CMP)

- 6.70 The proposal would involve a significant amount of demolition and construction works. This is likely to generate a large number of construction vehicle movements during the overall construction period. The primary concern is public safety but also the need to ensure construction traffic does not create (or add to existing) traffic congestion, particularly given its primary access serves a number of dwellings within a cul-de-sac. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality).
- 6.71 The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.
- 6.72 A draft CMP has been submitted indicating the likely impact of the proposal upon the locality. It should be noted that this is a draft CMP proposal, therefore elements within may require further amendment in mind of the impact and process of the construction, particularly once a contractor has been confirmed. A CMP must therefore be secured as a Section 106 planning obligation. Any agreed CMP would also include a requirement to consult locally.
- 6.73 In addition, the proposed works could potentially lead to the public highway directly adjacent to the site being damaged by construction vehicles and construction related activity, particularly adjacent to Fortress Grove and Railey Mews. The Council would need to repair any such damage to the public highway. A financial contribution for highway works shall be secured by Section 106 planning obligation.

Deliveries and Servicing

- 6.74 The ground floor plan indicates that the courtyard adjacent to Fortress Grove would be capable of accommodating a small to medium sized motor vehicle. The principle of this is understood as it would facilitate on-site deliveries and servicing which would minimise the impact on other users of Fortress Grove on the whole. Bollards shall be provided in the courtyard area however, to prevent off-street car parking. Servicing shall however be secured by Section 106 planning obligation.

Cycle Parking

- 6.75 The proposed commercial development would include 22 internal cycle parking spaces at ground floor level, adjacent to a refuse store.
- 6.76 The proposed residential accommodation would include 16 external cycle parking spaces, again at ground floor level. The refuse store would be located on the courtyard adjacent to Fortress Grove.
- 6.77 The dwelling on Railey Mews would include an area for 2 internal cycle parking spaces and a refuse area, again at ground floor level
- 6.78 The proposed amount of cycle parking spaces and the type of cycle parking facility proposed is welcomed by Camden as it meets the minimum requirements of the London Plan, but shall however be held by condition to ensure compliance with DP18.
- 6.79 Within this context, the proposal would be in accordance with Core Strategies CS11 and CS19 and Development Policies DP18, DP19 and DP21.

Sustainability & Energy Efficiency

- 6.80 A Sustainability Statement and Energy Statement has been submitted and would be secured via legal agreement to demonstrate that the new development is in accordance with policies CS13, DP22 and DP23.
- 6.81 The new units needs to comply with London Plan policy 5.2 (35% reduction in carbon emissions beyond Part L building regulations) and must achieve water efficiency of 110 litres per day. This element will be secured by condition.
- 6.82 In addition, to ensure sustainability and energy elements throughout the site, the photovoltaic cells, green roofs, and bird and bat box locations shall also be secured by way of condition.

Contamination

- 6.83 Owing to the sites historical use as an industrial and motor-body factory and garage, there is a known contamination constraint at the site considered to be of medium and very high risk.
- 6.84 Hence on this proposal, which would include the redevelopment of the site, a planning condition would be imposed on the development. This would require a detailed scheme of assessment (consisting of site reconnaissance, conceptual modelling, risk assessment and a proposed schedule of investigation), a remediation scheme, reporting and management of significant additional contamination and a pre-demolition asbestos survey.

Trees

- 6.85 The site is predominately covered by buildings and hardstanding areas and as a result, there are no trees on site. A total of 3 trees are set within a raised bed to the front of No.19 Fortress Grove, adjacent to the 'depot' building' and a number within the rear gardens of Nos.44 – 52 Fortress Road, adjacent to '36-52'. Given that the building shells are to be retained and no significant excavation would be required, the Council's Arboricultural officers are satisfied all adjacent mature trees can be adequately protected from any detrimental harm and secured by way of a condition.
- 6.86 A condition is to be attached ensuring the landscaping detail throughout the site.

Local employment and procurement

- 6.87 The proposed development at has the potential to generate significant local economic benefits. Policy CS19 and Camden Planning Guidance state that in the case of such developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services. Therefore a link shall be made into the local employment and training initiatives and opportunities for local businesses during the construction period and one construction industry apprenticeship, secured by Section 106 planning obligation.

CIL

- 6.87 The proposal would be Camden CIL liable - 1,303m² (uplift new build residential floorspace) x £500 (Zone B CIL Tariff) = £651,500.
- 6.88 Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £65,150 (1,303m² x £50).

7. CONCLUSION

- 7.1 The proposal would re-provide modern, flexible commercial workspace, suitable for light industrial use and for use by small businesses. In addition, consolidating the business/employment space allows the introduction of a priority use with one social rented unit of specific need. The partial demolition of the existing buildings is acceptable in heritage terms and the replacement scheme makes a positive contribution to the character and appearance of the conservation area. The proposed buildings and alterations would be of high quality design and would preserve the character and appearance of the Conservation Area. The proposed building would not have any adverse impact on the residential amenity of neighbouring properties. The proposal also succeeds in providing one unit of affordable housing on site for social rent, which is welcome.
- 7.2 The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and Camden Planning Guidance for the reasons noted above.
- 7.3 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-
- Provision of 1 unit (House type C) of affordable housing for social rent
 - Payment of £140,450 in lieu of the balance of the full policy compliant contribution for affordable housing
 - Car free development
 - Demolition and Construction Management Plan
 - Financial contribution for highway works of £4,633.20
 - Service Management Plan
 - Local employment and procurement
 - Sustainability and energy statements

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new (commercial) shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 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.

- 5 Prior to the commencement of any works on site, details demonstrating how adjacent trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden

Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Before the development is occupied the service bay within the site shall be clearly marked out in thermoplastic paint stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently retained unless prior written consent is given by the local planning authority.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with Appendix 6 of Supplementary Planning Guidance, policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the development commences, details of secure and covered cycle storage area for 22 cycles (commercial element) and 18 cycles (residential element) shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 No construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level which takes account of the adjoining operations and structures of London Underground, has been submitted to and approved by the local planning authority in consultation with the relevant rail infrastructure undertaker. The development shall thereafter be carried out in accordance with the approved design and method statements.

Reason: To ensure that the development does not impact on existing and proposed strategic transport infrastructure in accordance with the requirements of policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 12 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 13 The development hereby permitted shall be carried out in accordance with the following approved plans [687 EX 0S01 (OS Plan and Site Plan As Existing); 687 DM 0X04 (Demolition Drawings [4 of 4]); 687 DM 0X03 (Demolition Drawings [3 of 4]); 687 DM 0X02 (Demolition Drawings [2 of 4]); 687 DM 0X01 (Demolition Drawings [1 of 3]); 687 EX ES03 (Demolition Drawings); 687 EX ES02 (Sections As Existing); 687 EX ES01 (Elevations As Existing); 687 EX 0001 (Ground Floor Plan As Existing); 687 EX 0R01 (Roof Plan As Existing); 687-ES - 0X01 Rev C (Elevations as Proposed (1 of 2)); 687-ES - 0X02 Rev C (Elevations As Proposed (2 of 2)); 687-ES - 0X03 Rev B (Sections as proposed (1 of 2)); 687-ES - 0X04 Rev B (Sections as proposed (2 of 2)); 687-LY - 0R01 Rev B (Roof Plan As Proposed); 687-LY - 0S01 Rev D (Site Plan As Proposed); 687-LY - 0X01 Rev B (House Type A Floor Plans); 687-LY - 0X02 Rev B (House Type B Floor Plans); 687-LY - 0X03 Rev D (House Type C); 687-LY - 0X04 Rev D (Commercial Floor Plans as Proposed (1 of 2)); 687-LY - 0X05 Rev D (Commercial Floor Plans as Proposed (2 of 2)); Construction Management Plan Issued: November 2015 prepared by Cooley Architects; Phase I Desk Study Report Issued: June 2015 prepared by Delta-Simons; Structural Feasibility Report Issued: 10.07.2015 prepared by Blyth and Blyth; Daylight and Sunlight Report Issued: 30th June 2015 prepared by EB7; Letter prepared by EB7 dated 20th November 2015; Sustainability Statement Issued: November 2015 prepared by NRG Consulting; Energy Statement Issued: November 2015 prepared by NRG Consulting; Letter prepared by CGMS Issued: 20th November 2015; Bat Survey - Preliminary Roost Assessment Issued: 26th October 2015 prepared by Arbtech Consulting Limited; Archaeological Desk-Based Assessment Issued: June 2015 prepared by Heritage Collective; Air Quality Assessment Issued: July 2015 prepared by Air Quality Consultants Ltd; Planning Statement prepared by CGMS; Heritage Statement prepared by CGMS; Viability Report Issued: October 2014 prepared by Davis Brown; Letter prepared by Davis Brown Issued: 18th November 2015; Surface Water Drainage Statement Issued: November 2015 prepared by RPS Health, Safety & Environment.]

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

- 14 No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the

duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 15 All new dwellings, as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of 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.

- 16 At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with 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.

- 17 Before development commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with 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.

- 18 Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with 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.

- 19 The developer must provide an intrusive pre-demolition and/or refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority and must be approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with 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.

- 20 Prior to the first occupation of any building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 21 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 22 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).

- 23 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating any commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 20dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise

- 24 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 25 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities 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.

- 26 The residential units located within the retained shell of 36-58 Fortess Grove shall not be occupied until louvres/screens within the replacement roof trusses have been installed, the details of which shall have first been submitted to and approved by the Local Planning Authority in writing. The details shall include
- a) Manufacturer's specification, detailed design and drawings including sections at minimum scale 1:10
 - b) A sample of a louvre/screen at 1:1 (to be provided on site and retained throughout the duration of the works)

The louvre/screena shall be permanently retained

Reason: To safeguard the positive contribution of the premises to the surrounding conservation area and the amenities of the adjacent occupiers, in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 27 Prior to commencement of the development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate run-off rate limited to 5l/s. Details shall include a lifetime maintenance plan, and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 28 Prior to occupation, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

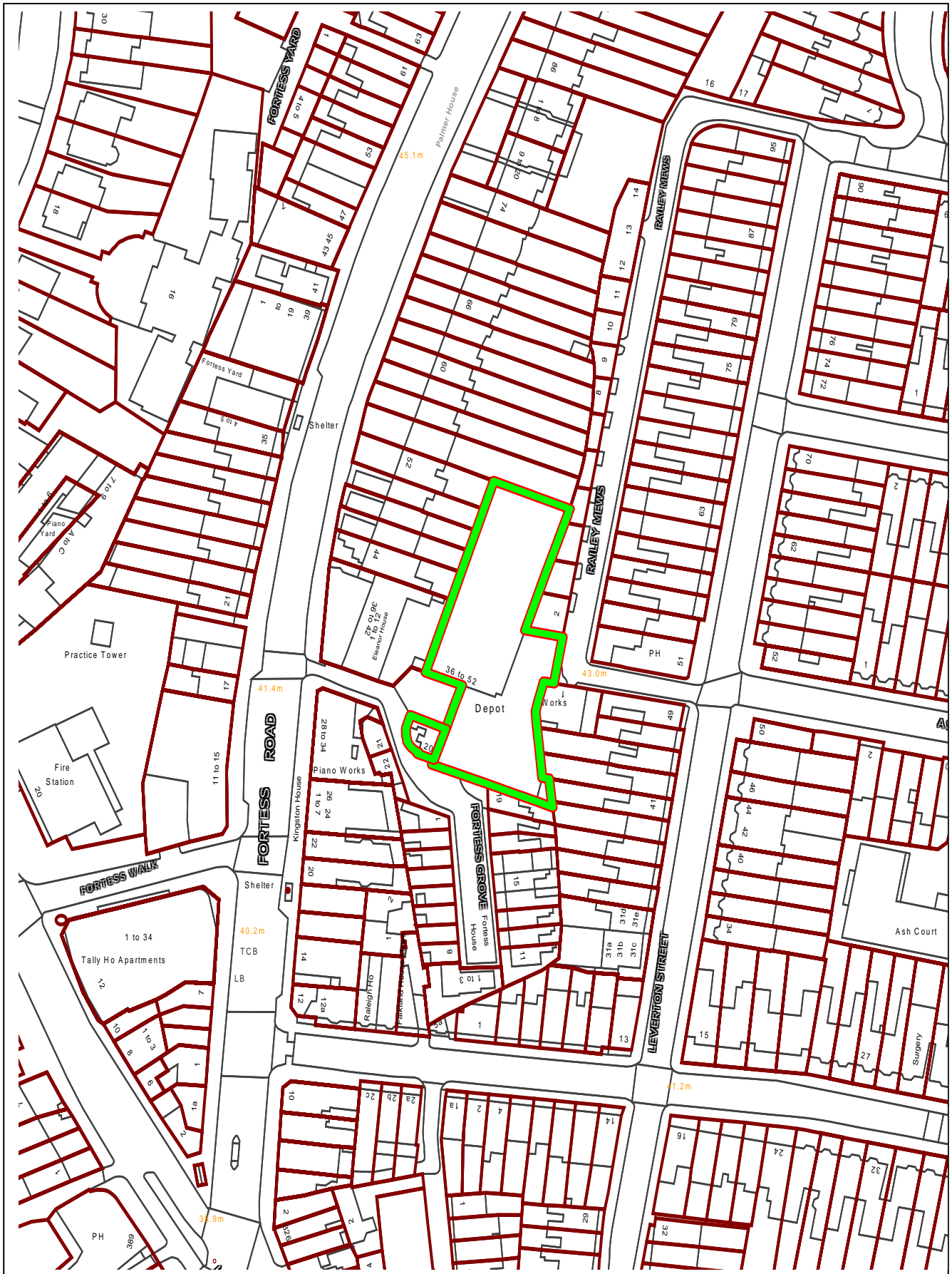
Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

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 6941).
- 2 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.
- 3 This letter in no way prejudices the rights of the owner(s) of the tree(s) in question, to whom a copy of this letter has been sent, whose consent should be obtained prior to the implementation of any works.
- 4 It shall be the Contractors' responsibility to report any serious defects noted whilst working in or climbing the tree(s) in question. Should this suggest the need for additional tree work to that specified or recommended, the Council should be notified in advance, excepting only in circumstances where safety reasons require immediate and urgent action.
- 5 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 Noise and Licensing

Enforcement Team, 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.

- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 10 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.
- 11 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.



Application No: 2015/4501/P

Workshop at 36-52 Fortress Grove and 20 Fortress Grove, London, NW5 2HB

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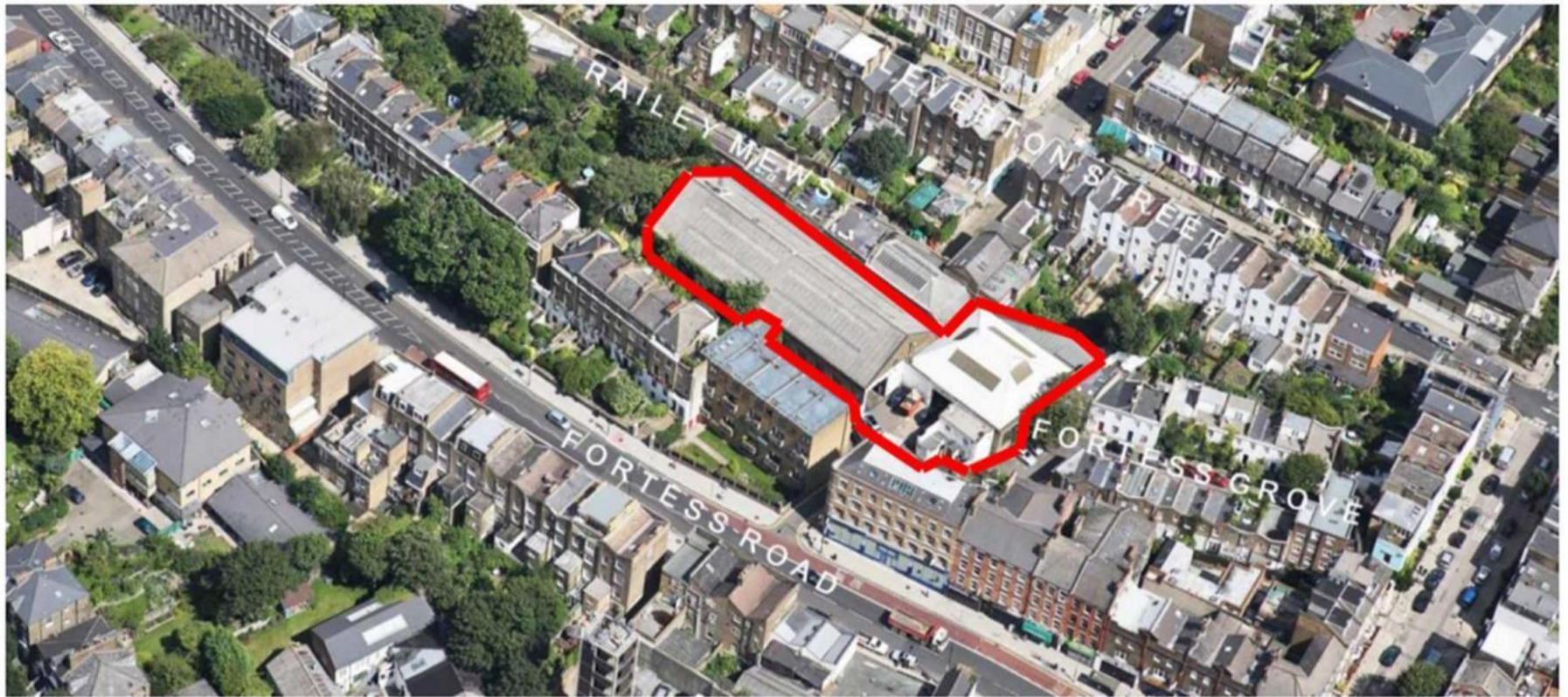
**Scale:
1:1250**

**Date:
19-May-16**

N



2015/4501/P - Workshop at 36-52 Fortress
Grove and 20 Fortress Grove
London
NW5 2HB



Aerial View of the site from the west

Site Photographs



Entrance to site from Fortess Road



Warehouse at Fortess Road



No.20 Fortess Grove



View of the site from Fortess Road

Site Photographs



Eleanor House and site warehouse



Warehouse from Fortress Grove



Car repair workshop



View of Railey Mews entrance

Demolition

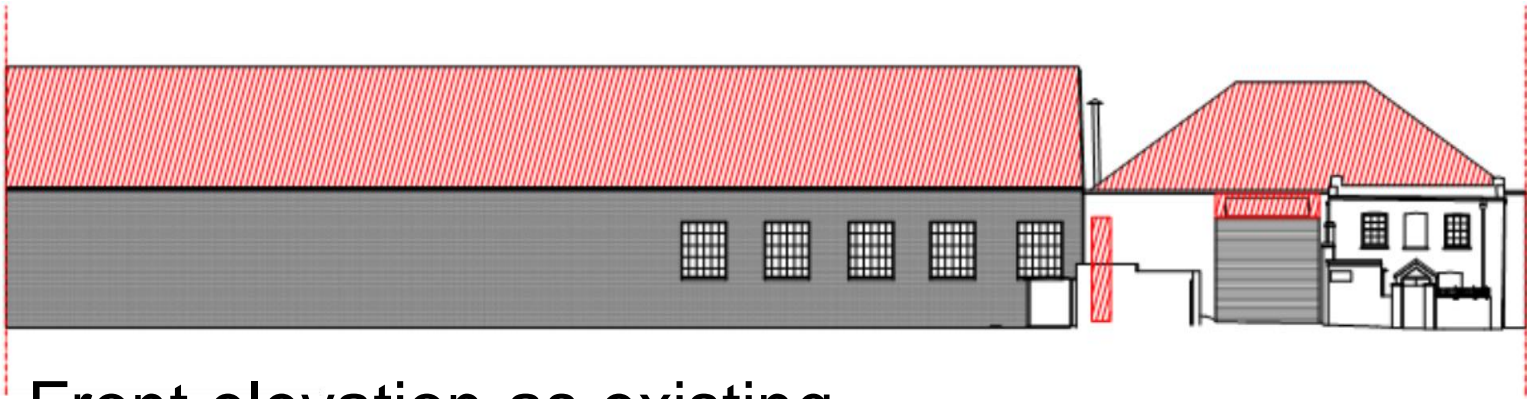


Ground



Roof Plan

Demolition

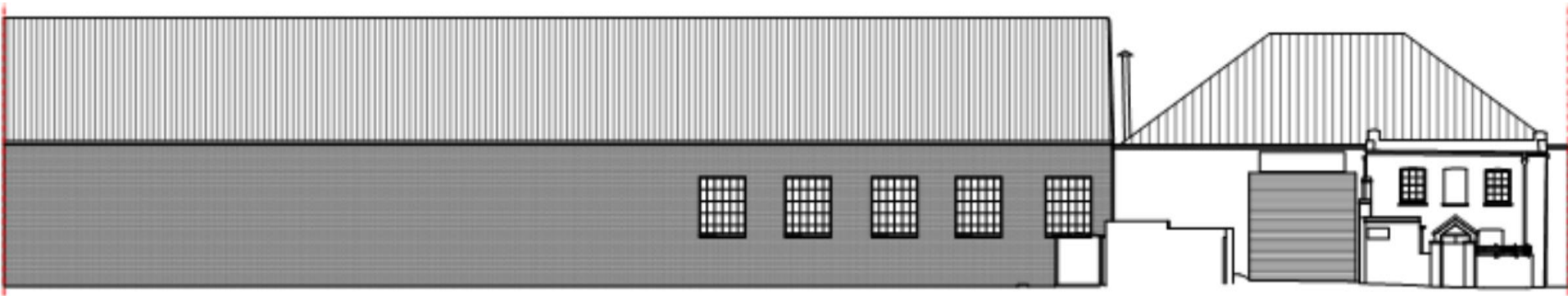


Front elevation as existing

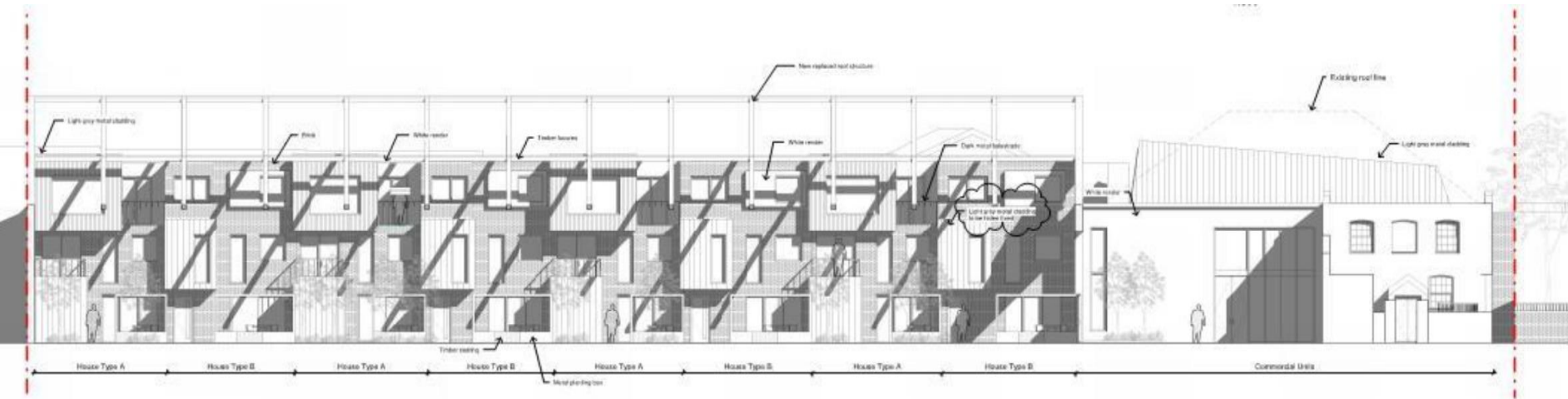


Railey Mews front elevation as existing

Existing and Proposed Front elevations



Front elevation as existing



Front elevation as proposed

Existing front and rear elevations



House Type A and B Front Elevation

Existing and Proposed side elevation

Side elevation as existing



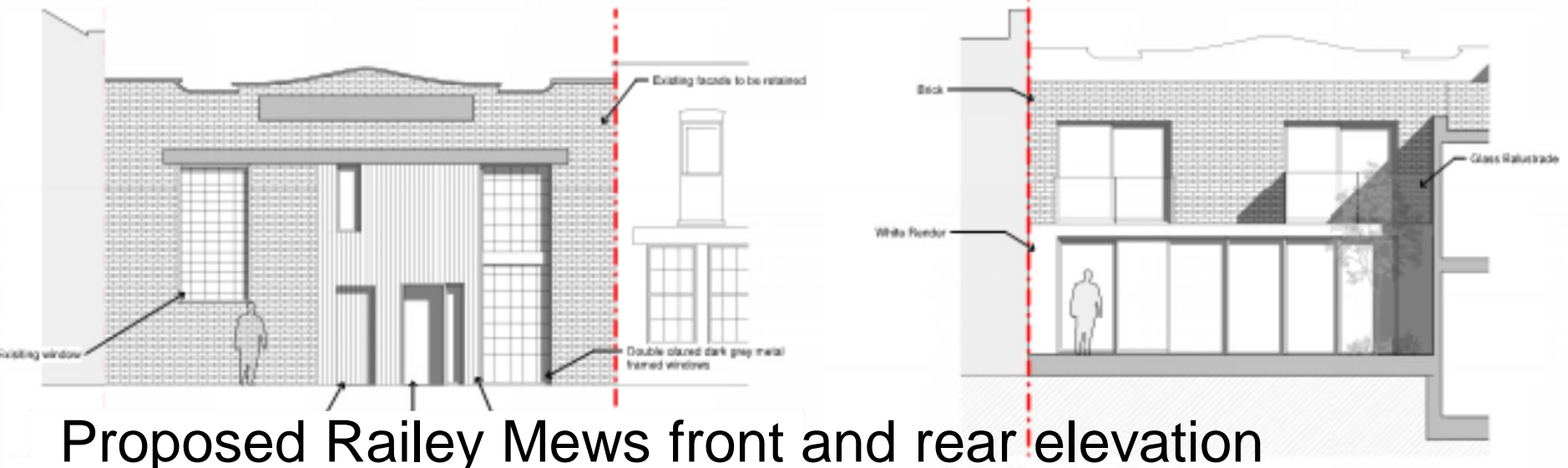
Side elevation as proposed



Existing and Proposed Front elevations



Railey Mews elevation as existing

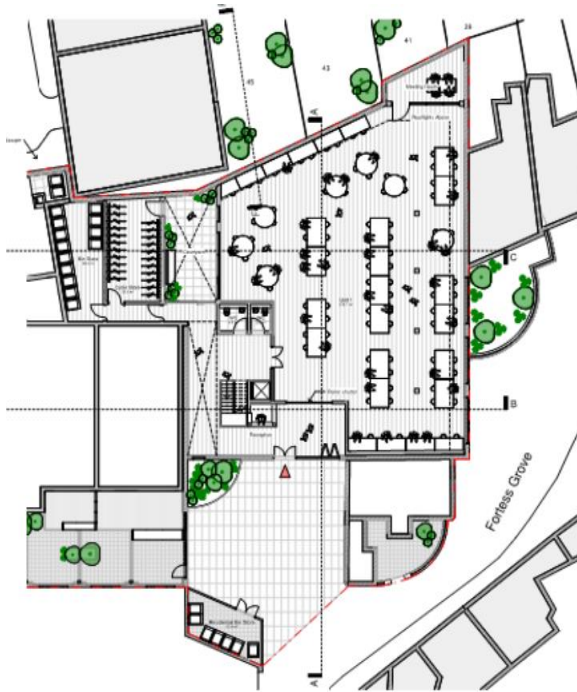


Proposed Railey Mews front and rear elevation

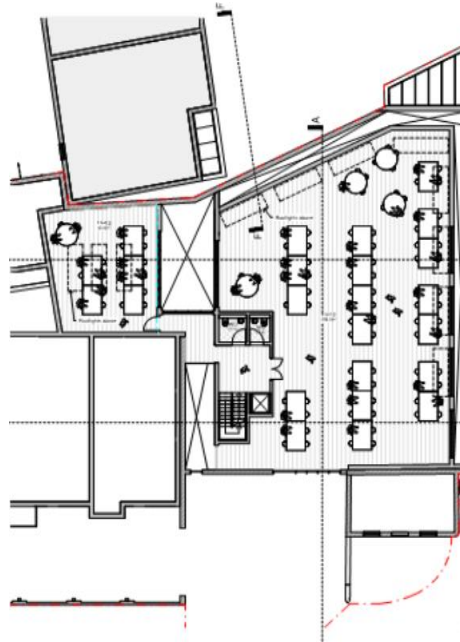
Proposed Site Plan



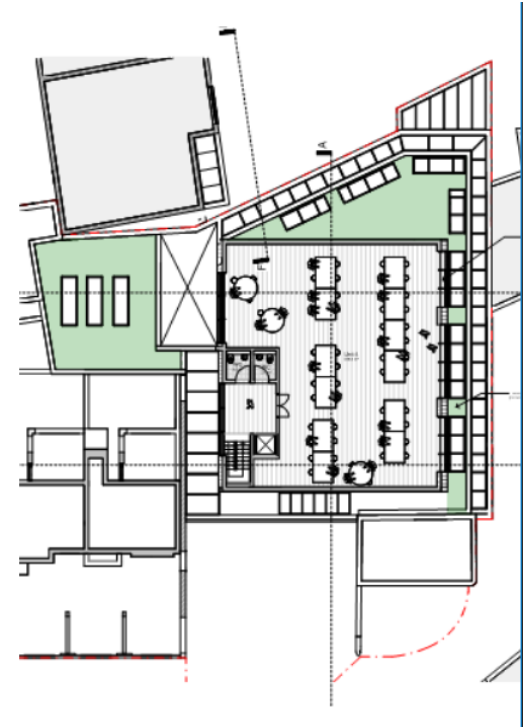
Proposed Commercial Floor Plans



Ground

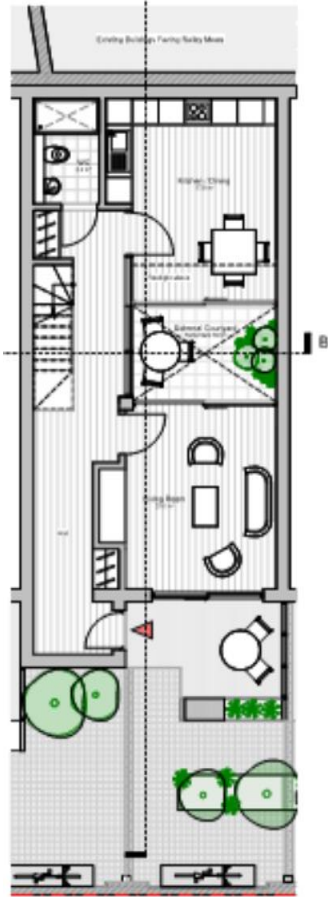


First

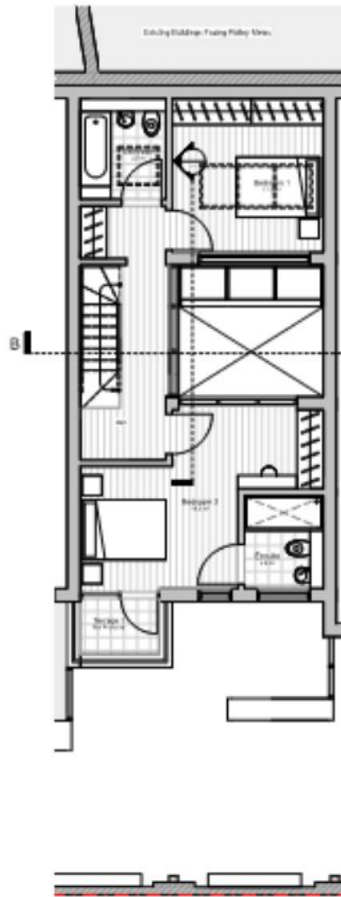


Second

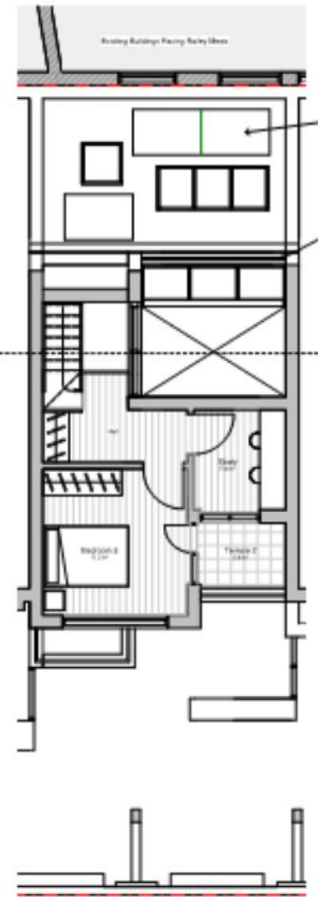
Proposed Residential Floor Plans – Type A



Ground

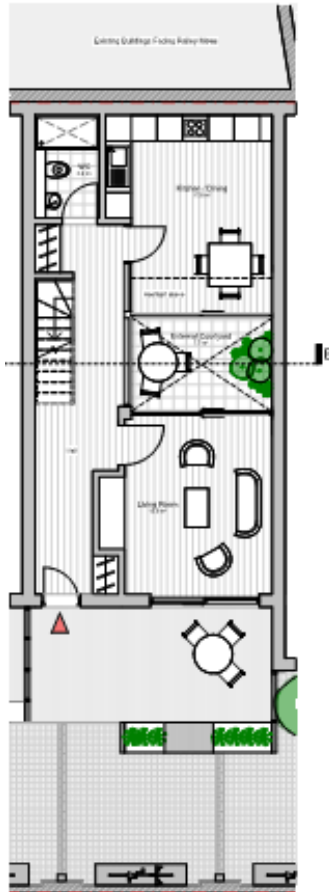


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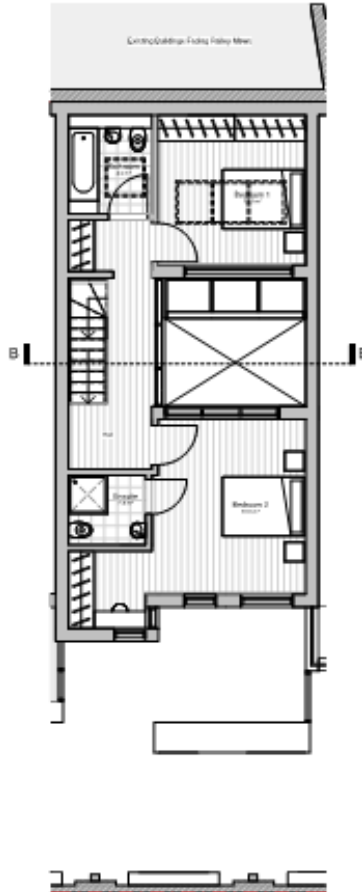


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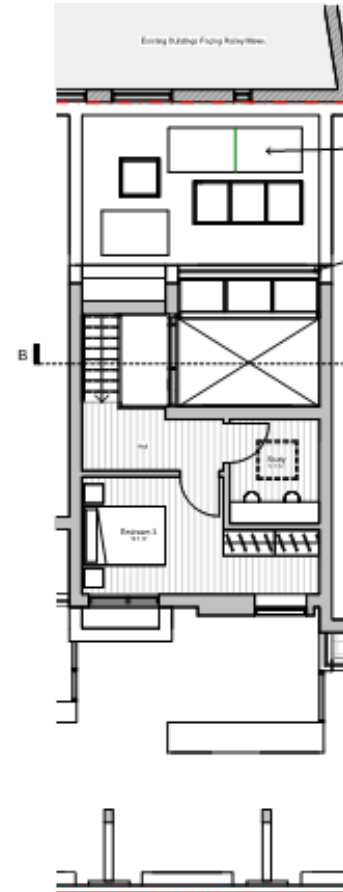
Proposed Residential Floor Plans – Type B



Ground

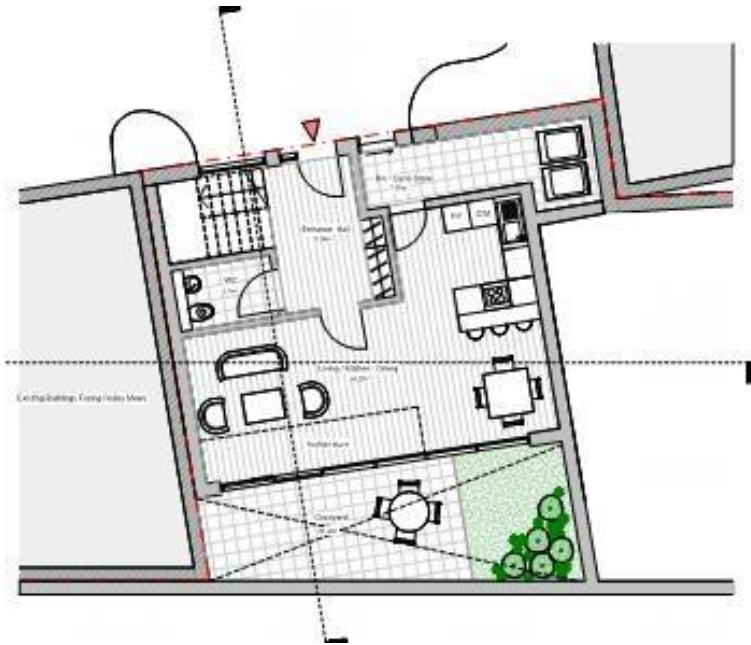


First

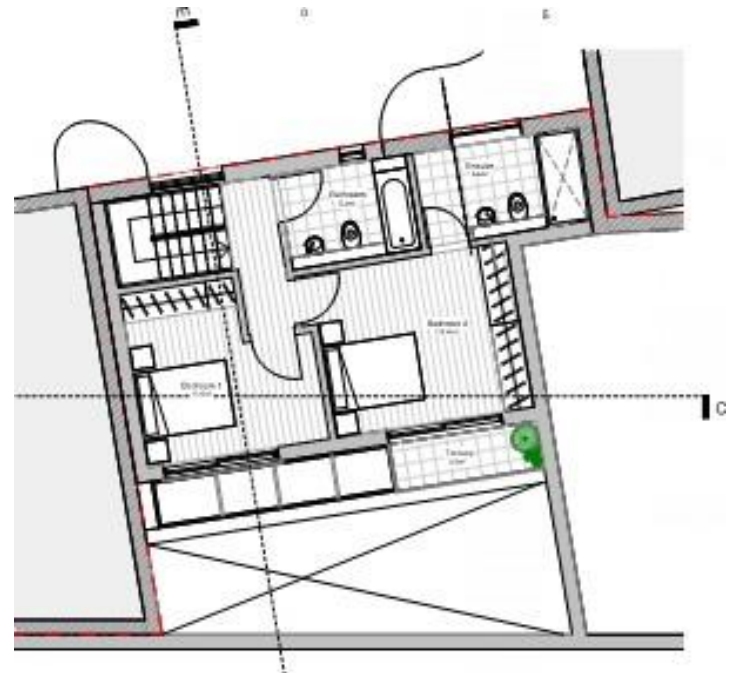


Second

Proposed Residential Floor Plans – Type C



Ground



First

Proposed Roof Plan



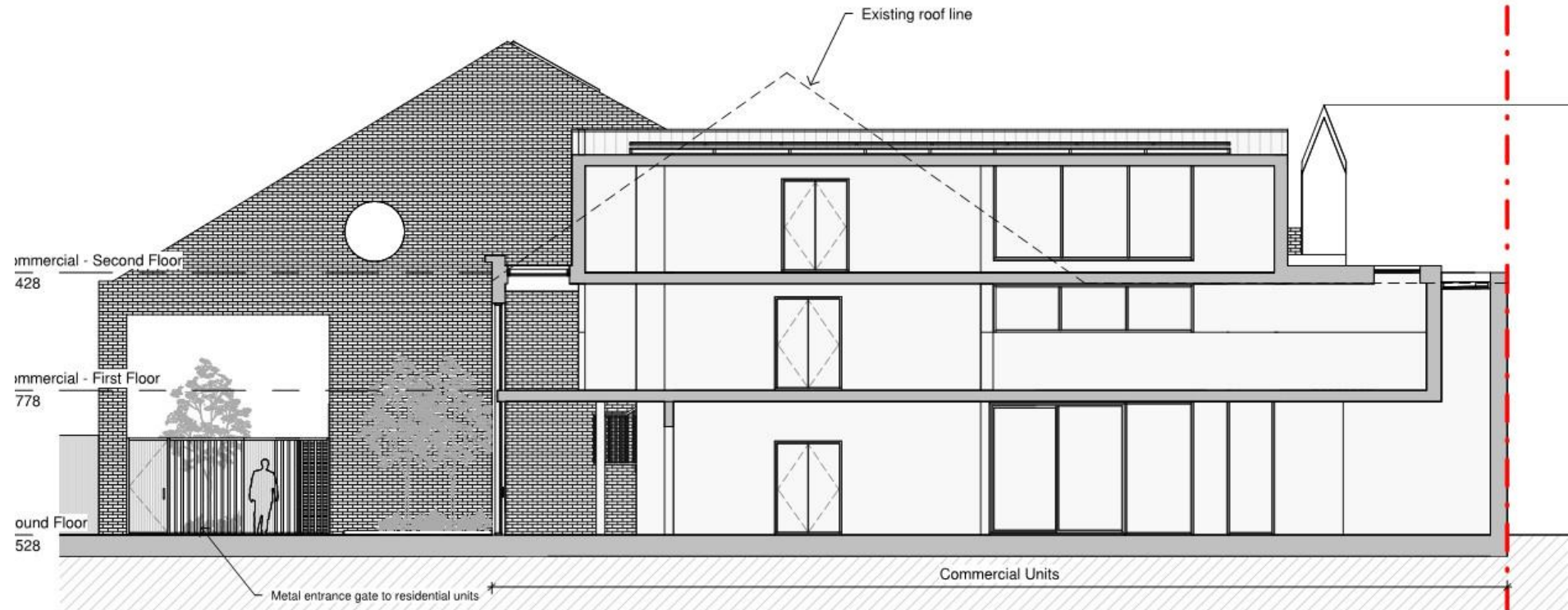
Proposed Section E



Proposed Section D



Proposed Section A



Site Visualisations



Site Visualisations



Proposed front
entrance at Fortress
Grove

Proposed views
of residential area

