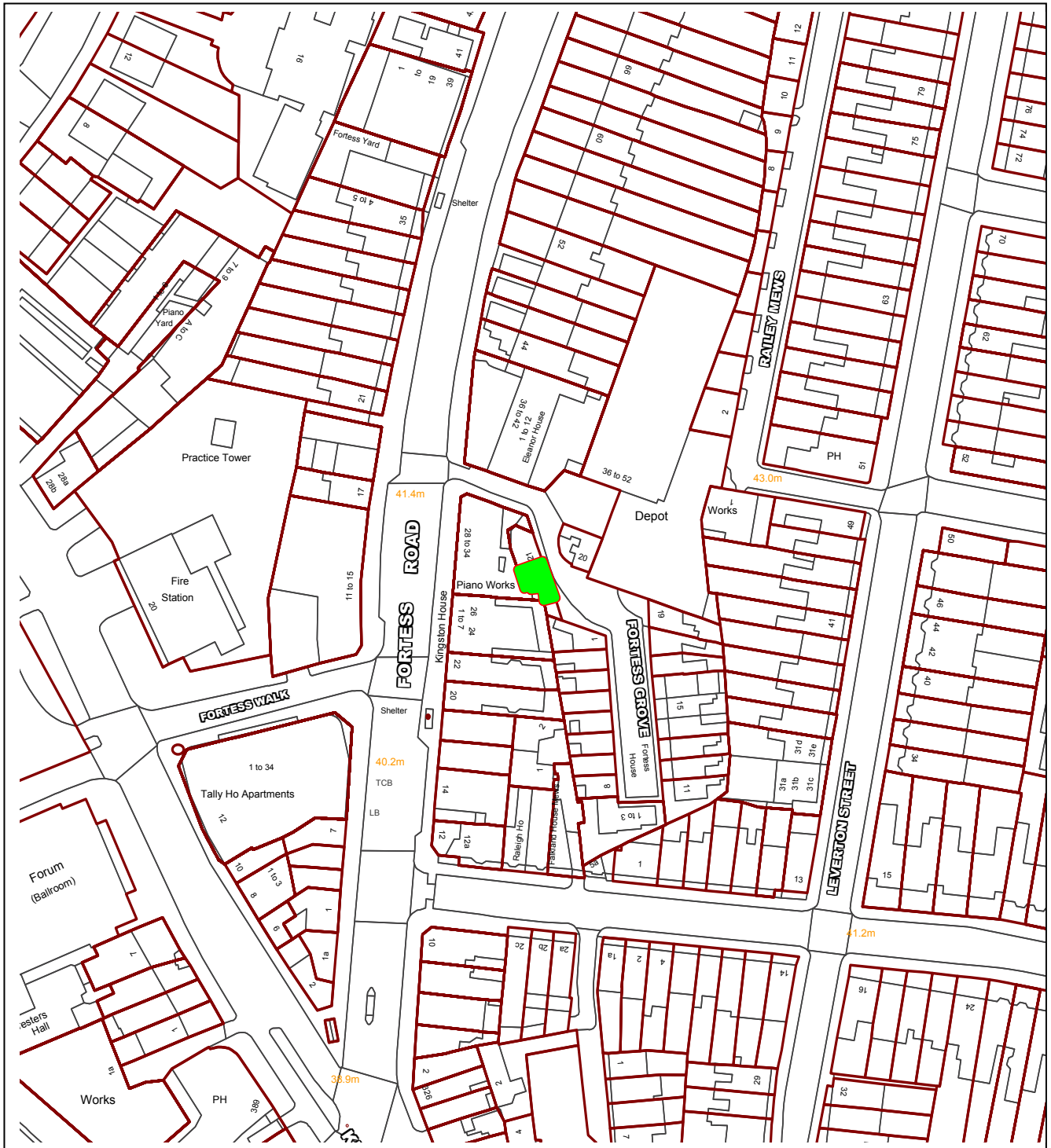


2015/5858/P 22 Fortess Grove



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Image 1. Front elevation northwest elevation



Image 2. Aerial View

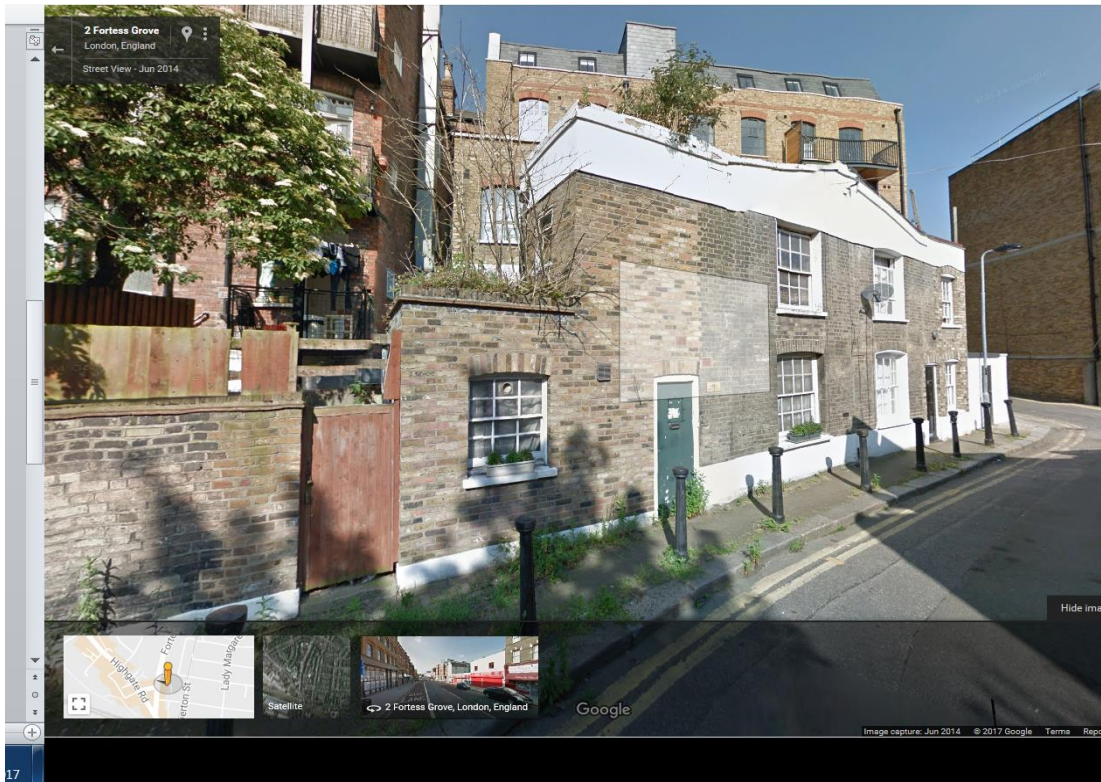


Image 3. Front / side elevation northwest elevation with Piano works to the rear of 28 to 34 Fortess Road

Delegated Report		Analysis sheet	Expiry Date:	14/12/2015
(Member's Briefing)		N/A	Consultation Expiry Date:	24/12/2015
Officer			Application Number(s)	
Obote Hope			2015/5858/P	
Application Address			Drawing Numbers	
22 Fortess Grove London NW5 2HD			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of single storey basement extension below the footprint of the existing building, erection of first floor side and rear extensions, replacement windows and installation of new door to courtyard of dwellinghouse.				
Recommendation(s):		Grant Planning Permission subject to a Section 106 legal agreement		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	05	No. of objections	05
Summary of consultation responses:	<p>17 letters were sent out to adjoining residents on 26/11/2015. A press notice was published on 03/12/2015 and expires on 23/12/2015.</p> <p>An objection received from Flat D, Piano Works, 32 Fortess Road as follows:</p> <ul style="list-style-type: none"> • Overlooking due to the first floor extension: • Loss of daylight/sunlight: <p>Objection received from 32 Fortess Road as follows:</p> <ul style="list-style-type: none"> • Stability impact and structural impact of the basement extension: <p>Three objections received from 21 Fortess Grove as follows:</p> <ul style="list-style-type: none"> • structural damage to my building: • noise disruption: • The impact with traffic movement with vans, lorries and people blocking the road. <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> • There are no new windows proposed to the rear or flank elevations and the flat roof would remain the same as existing. Therefore, the proposal would not contribute to the loss of privacy; • The application was accompanied by a daylight/sunlight assessment from T16 Design Ltd which indicates that there would not be a detrimental impact on daylight and sunlight levels in accordance with BRE guidelines. The daylight and sunlight report was revised after comments were received from Flat D in regards to loss of light. The revision included the addition of its window, labelled no.10, which shows that it would retain 85% of its daylight levels as measured by VSC and a slight drop in sunlight level, although it should be noted that the window is northwest facing; the 15% loss is not significant and acceptable according to BRE criteria; see section 4 below; • The Basement Impact Assessment acknowledged that there would be some ground movement and the structural impact assessment recommends the most relevant course of action would be to erect “L” shaped retaining walls which would underpin the existing walls of the building. The BIA report was revised and further details were requested to ensure that the basement extension proposed was structurally sound. The information was independently assessed by Campbell Reith who asked the Engineer responsible for the BIA to include additional information such as Construction Method Statement, scoping and desktop studies with ground movement assessment. The independent assessment of the revised BIA is satisfied that proposal is now compliant with CPG4 and policy DP27; see section 2 below • A Construction Management Plan would be secured via s106 legal agreement with timetable for construction activities that would help to minimise noise and road impact to and from construction site. 					

CAAC/Local groups comments:	No comment received from Bartholomew Estate & Kentish Town CAAC at the time of writing this report. CAAC was re-consulted on 30/01/2017 finishing on 20/02/2017 and no comment has been received.

Site Description

The site comprises a two storey semi-detached property to the rear of 28 to 34 Fortress Road. The site is currently a 2 bedroom 2 storey house.

The site sits within the Kentish Town Conservation Area. The property is not listed.

Relevant History

Pre-application **2015/1867/PRE** for: Erection of a first floor and a mansard roof extensions and excavation at basement throughout the footprint of the property date 30/04/2015.

Planning permission: **2016/5944/P** dated 07/11/2016 for: Erection of single storey first floor side and side infill extension, replacement of existing timber sash windows with matching windows and replacement of front and side door to dwelling house, **granted on 15/02/2017**.

Other associated sites:

28 to 34 Fortress Grove

Full planning permission (**2012/1683/P**) **granted** for: Change of use and works of conversion from offices (Class B1) to 9 x residential units (5 x 1-bedroom; 3 x 2-bedroom and 1 x 3-bedroom) at 1st to 4th floors (Class C3) including mansard roof extension, glazed screens to balconies and terraces to rear elevation, infill extension at rear ground and first floor levels, alterations to fenestration and new residential entrance on Fortress Grove **granted** on 15/02/2013

GDPO Prior approval for change of use from offices to residential under Class J (**2013/5346/P**) **for**: Change of use of the ground and mezzanine floors from office (Class B1) to 6 x self-contained flats (Class C3) at 28 - 34 Fortress Road, **granted** on 21/10/2013

Relevant policies

LDF Core Strategy and Development Policies

NPPF 2012

The London Plan 2016

LDF Core Strategy

- CS1 (Distribution of growth)
- CS5 (Managing the impact of growth and development)
- CS11 (Promoting sustainable and efficient travel)
- CS14 (Promoting high quality places and conserving our heritage)

Development Policies

- DP21 (Development connecting to the highway network)
- DP25 (Conserving Camden's heritage)
- DP24 (Securing high quality design)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP27 (Basements and Lightwells)

Supplementary Guidance

Camden Planning Guidance 2011-2015

- CPG1 (Design)
- CPG 4 (Basement and Lightwells)
- CPG6 (Amenity)
- CPG7 (Transport)

Kentish Town Conservation Area Appraisal and Management Strategy 2011

Camden Local Plan Submission Draft 2016

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A5 Basements and Lightwells

Assessment

1. Proposed scheme

1.1 Planning consent is sought for the erection of an extension at first floor level and excavation at lower-ground floor level for a basement extension beneath the footprint of the building for ancillary residential floorspace. It should be noted that permission has now been granted in Feb 2017 for a subsequently submitted scheme which is identical in all respects but without the basement extension- see history above.

1.2 The key considerations for assessment are:

- Basement excavation
- Design
- Amenity of neighbours
- Transport
- CIL

2. Basement excavation

2.1 The basement would extend across the footprint of the "L" shaped building measuring 8.5m x 5m at its widest points and with a floor to ceiling height of 2.7m (2.9m externally). It will be founded within the London Clay and will be constructed by underpinning techniques with temporary propping measures. A BIA was compiled by Ellis and Moore Consulting Engineers Ltd who provided screening, scoping and desktop studies. Following a request for further information by Campbell Reith, a Construction Method Statement (CMS) has been provided, allowing a full assessment of potential ground movements and proposed construction methodology. This estimates ground movements effecting surrounding structures and infrastructure and provides estimates of damage, according to the Burland Scale, which are considered acceptable by Campbell Reith. They state that the worst case assessment is Burland Damage Category 1 to 2 for the adjacent 21 Fortess Grove. This assessment is considered conservative and damage should be mitigated to Category 1 with stiff propping and appropriate control during construction. Mitigation proposals are given to limit damage to the neighbouring property and suitable trigger levels linked to the GMA predictions to limit damage below Category 1 should be agreed as part of the Party Wall process, which would be conditioned. Evidence of consultations with utilities infrastructure providers have been provided in the revised submission and the proposed development will not impact LUL assets (tube tunnels underneath). Campbell Reith confirmed there would be no detrimental impact on ground stability, surface water flow or risk of flooding. Following review of the revised submission, the BIA is considered to meet the criteria of CPG4.

2.2 A condition would be attached requiring the basement development to be carried out in strict accordance with the BIA's proposed temporary works and construction method statement including the recommendations by Campbell Reith. Also a standard condition would require details of a relevant qualified engineer to oversee all temporary and permanent basement works.

2.3 The 2 small front lightwells have been omitted from the proposed scheme and the basement would be used for ancillary office/study space.

3. Design

3.1 The proposed first floor extensions are relatively modest in size. The proposed side extension is subordinate to the host building in terms of its form and proportions, the extension would be modest in design and

appearance which would infill the gap at first floor level. The extension would measure approximately 1.9m in width, 2.1m in depth and 2.8m in height. As the parapet would be extended across, there would be no increase in height to the flat roof or parapet wall. To the side, a small extension would be erected (measuring 0.5 - 1.1m in width and a depth of approximately 1.7m) over the ground floor WC; the proposed extension would be for additional 1.3sqm of residential floorspace.

- 3.2 The side extension will have essentially the same roof form as existing and would be a sympathetic addition to the host building. The architecture and detailed design of the first floor extension follows the design of the main house and the proposed extension would preserve the historic roofline of the main dwelling in accordance with DP24, DP25 and CS14 of the LDF.
- 3.3 The extensions would be constructed using London Stock brick with white timber framed sash windows to match the aesthetics of the host building. Additionally, the proposed front door being replaced would match the neighbour's door in design and material used. The proposed extension would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Conservation Area.
- 3.4 The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Amenity

- 4.1 The alterations proposed externally would introduce new openings to elevations where previously there were none. However, this would be to the front elevation for the window at first floor and for the door at ground floor level. The proposed window would not impact on the neighbouring amenities on the opposite side of the street. No windows are proposed to the rear elevation and there is no change to the distance of the window to the side elevation at first floor level.
- 4.2 The proposal for the first floor extensions was accompanied by a daylight/sunlight assessment. The reports were revised in August 2016 to address the concerns of the flats to the rear Piano Works, 32 Fortess Road. BRE guidance is that any window should not experience a loss of greater than 20% from its existing value as measured by the VSC criteria; any loss greater than this would be noticeable and significant. The report concluded that the proposed extensions would not have a detrimental impact in terms of daylight/sunlight for windows to properties at the rear and side in that the existing daylight/sunlight levels would not be significantly reduced; most windows experience minimal reductions and the maximum level of daylight loss recorded is for a basement level window which has a reduction of 15% which is considered acceptable. The basement and ground floor windows at the rear serve non-habitable commercial spaces thus there will be no issue of loss of outlook. It should be noted that this extension has now been approved by a subsequent application – see history above.

5. Transport

- 5.1 A Construction Management Plan (CMP) is required due to the excavation works, the narrow road and the disruption that may cause with the impact of traffic flow; the area is also predominantly residential and the noise associated with the excavation works would need to be monitored to help minimise the impact of construction on site and the transport arrangements for servicing. The CMP should consider the construction impacts as well as issues relating to the occupation of the highway, such as for hoarding, skips or storage of materials, as these are likely to be constrained and will require a licence from Highways Management.
- 5.2 Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway and bollards directly adjacent to the site could be damaged as a direct result of the proposed works. Therefore, financial contributions for highway works would need to be secured as a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Development Policy DP21.

6. Recommendation:

Grant conditional planning permission subject to s106 agreement to secure Highways Contributions and a CMP

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th March 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Mrs Izabela Honeyman
No 3 The Dell
Woodford
Essex
IG8 0QL

Application Ref: **2015/5858/P**

02 March 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
22 Fortess Grove
London
NW5 2HD

Proposal:

DECISION
Excavation of single storey basement extension below the footprint of the existing building, erection of first floor side and rear extensions, replacement windows and installation of new door to courtyard of dwellinghouse.

Drawing Nos: OS Extract; Existing Ground Floor Plan (Page 1); Existing First Floor Plan (Page 2); Existing Roof Floor Plan (Page 3); Existing Front Elevation/Side elevation (Page 4); Proposed Ground Floor Plans (Page 5); Proposed First Floor Plan and Roof Plan (Page 6); Proposed Front Elevation and Rear Elevation (Page 7); Existing and Proposed Section (Page 8); Daylight and sunlight assessment by T16 Design dated August 2016 issue 2; Geo-environmental Interpretative Report by Chelmer Consultancy Services dated September 2015; Basement Impact Assessment Issue 3 dated 28.10.16 by Ellis + Moore Consulting Engineers; letter from Ground Engineering dated 28 October 2016; Indicative Sequence of Construction drawing 15613/SW01; Ground Movement and Damage Category Assessment, ref GMA/5575 Rev A dated October 2016 by Chelmer Consultancy Services.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 policies DP24 and DP25 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 Extract; Existing Ground Floor Plan (Page 1); Existing First Floor Plan (Page 2); Existing Roof Floor Plan (Page 3); Existing Front Elevation/Side elevation (Page 4); Proposed Ground Floor Plans (Page 5); Proposed First Floor Plan and Roof Plan (Page 6); Proposed Front Elevation and Rear Elevation (Page 7); Existing and Proposed Section (Page 8); Daylight and sunlight assessment by T16 Design dated August 2016 issue 2; Geo-environmental Interpretative Report by Chelmer Consultancy Services dated September 2015; Basement Impact Assessment Issue 3 dated 28.10.16 by Ellis + Moore Consulting Engineers; letter from Ground Engineering dated 28 October 2016; Indicative Sequence of Construction drawing 15613/SW01; Ground Movement and Damage Category Assessment, ref GMA/5575 Rev A dated October 2016 by Chelmer Consultancy Services.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall

be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings 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 DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment Issue 3 dated 28.10.16 by Ellis + Moore Consulting Engineers and other related engineering documents and reports. Any damage should be mitigated to Category 1 with stiff propping and appropriate control during construction and suitable trigger levels, linked to the groundwater movement assessment predictions to limit damage below Category 1 and shall be agreed as part of the Party Wall process.

Reason: To safeguard the appearance and structural stability of neighbouring buildings 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 DP27 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 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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.

4

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

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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION