

Our Ref: 17149/MS/KM
Your Ref:
Email: kmatthews@firstplan.co.uk
Date: 21 August 2017

Gideon Whittingham
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street,
London, WC1H 9JE

Dear Gideon,

**APPLICATION FOR REPLACEMENT ROOF, ALTERATIONS TO ENTRANCE AND REPLACEMENT FENESTRATION
WORKSHOP AT 36 – 52 FORTESS ROAD, FORTESS GROVE, LONDON, NW5 2HB**

This letter is submitted in support of an application for a replacement roof, alterations to entrance and replacement fenestration to a workshop building. The application is submitted on behalf of Fortress 2016 Ltd and Alephco Developments Ltd, the owners of the building.

In accordance with national and local validation requirements the following documents are attached in support of this application:

- Completed application forms;
- CIL forms;
- Site Location Plan and Site Plan, ref: 1014-PL-S-A-00
- Existing Layout - Ground Floor Plan, ref: 1014-EX-A-00
- Existing Layout – Roof Plan, ref: 1014-EX-A-RF
- Existing South Elevation, ref: 1014-EX-A-14
- Existing West Elevation, ref: 1014-EX-A-15
- Existing North Elevation, ref: 1014-EX-A-16
- Existing East Elevation, ref: 1014-EX-A-17
- Existing Section – Section 01, ref: 1014-ES-A-01
- Proposed Layout – Ground Floor Plan, ref: 1014-PL-A-00
- Proposed Layout – Roof Plan, ref: 1014-PL-A-RF
- Proposed South Elevation, ref: 1014-PL-A-14
- Proposed West Elevation, ref: 1014-PL-A-15
- Proposed North Elevation, ref: 1014-PL-A-16
- Proposed East Elevation, ref: 1014-PL-A-17
- Proposed Section – Section 01, ref: 1014-GS-A-01
- Proposed Section – Section 02, ref: 1014-GS-A-02
- Proposed Section – Section 03, ref: 1014-GS-A-03

Payment of the requisite planning application fee has been made online via the planning portal.

Site Description

The application site comprises a long workshop building which was in use as vehicle repair workshops (Class B2) by M&A Coachworks until the end of October 2015.

The existing roof is pitched and comprises corrugated metal with existing rooflights. The existing entrance comprises a metal roller shutter and there are existing windows on the east, south and west elevations.

The site is surrounded by residential properties including properties on Railey Mews and Fortess Grove. Access to the site is obtained via a courtyard from Fortess Grove.

Planning History

Planning permission was granted in March 2017 for “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” (ref: 2015/4501/P).

In this consent planning permission was granted for the removal of the existing roof. It was proposed that the shell of the building would remain without the roof, with 8 houses constructed within the shell.

The extant consent 2015/4501/P is not being implemented and there is no intention to do so. None of the pre-commencement conditions nor S106 requirements have been discharged.

A certificate of lawfulness application has also recently been submitted in relation to proposed change of use of the building to B1 and insertion of mezzanine floors.

Scheme Description

The application proposes to replace the existing roof with a new roof which will have the same profile as the existing one. The new roof will be constructed of composite metal cladding and will include a revised configuration of rooflights. This includes long sets of rooflights at a similar height to the existing ones and a large rooflight over the entrance area.

A new entrance is proposed within the existing opening where the roller shutter is currently located. This entrance will be glazed and will include double doors which open inwards.

Replacement windows are also proposed which will match the existing windows. As these will be the same design as existing it is not considered that these require consent, however they are shown for comprehensiveness.

Planning Policy

The statutory development plan consists of the Camden Local Plan (2017) and the London Plan (2016 with revised alterations). The National Planning Policy Framework (NPPF) and Camden Supplementary Planning Documents are also material considerations.

The building is not located in a conservation area but does adjoin the boundary of Kentish Town Conservation Area. The courtyard which provides access to the building is within the conservation area boundary.

The NPPF was adopted in March 2012 and provides overarching planning policy guidance for development across England. It states that at the heart of the planning system there is a 'presumption in favour of sustainable development', which should be seen as a 'golden thread' running through both plan-making and decision taking. The document highlights in paragraph 14 that local planning authorities should positively seek opportunities to meet the development needs of their area, approving development proposals that accord with the development plan without delay. Paragraph 56 highlights that the Government considers the design of the built environment as being of great importance and that good design is a key aspect of sustainable development.

The London Plan provides the overall strategic plan for London. In terms of design, Policy 7.2 all new development in London to achieve the highest standards of accessible and inclusive design. Policy 7.4 sets out that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy 7.6 states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Policy 7.8 confirms that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Within the Local Plan, design requirements are set out in Policy D1, highlighting the need for high quality development that responds positively to the local area. Policy D2 relates to heritage and the need to protect the historic environment. Policy A1 requires applications to protect the quality of life for occupiers and neighbours.

Planning and Heritage Considerations

The proposed roof and external alterations have been designed to upgrade this commercial building and provide enhanced insulation. The roof and other alterations would be suitable for the current use class (B2) or the proposed use class (B1) (which is the subject of the certificate application). It can therefore be assessed independently and the principle of development should be considered acceptable.

The key planning considerations for this application are the visual impact on the building, the impact on the setting of the conservation area, and the impact on the amenity of neighbouring occupiers.

The existing corrugated roof will be replaced with composite metal cladding which will enhance the appearance of the building and the setting of the conservation area.

There are current rooflights on the existing roof and whilst it is proposed to reconfigure these, they will be in keeping with the profile of the roof and therefore the visual impact of these should be considered appropriate.

With regard to the changes to fenestration the replacement windows will replicate the same designs and will not have a visual impact. The new entrance will utilise the existing opening where the roller shutter is, ensuring that the integrity of the building is maintained.

The proposals therefore have a positive visual impact and enhance the setting of the conservation area.

In terms of the impact on neighbouring occupiers, the profile of the roof will ensure that there is no overlooking and there will be no increase in the size of windows facing the gardens. It is recognised that this is a tight site and therefore it is proposed that the lower windows will be translucent glazing.

The proposals will bring significant sustainability enhancements to the building, providing a higher standard of insulation and natural light.

Design and Access Statement

Scale and Amount

No extensions are proposed to increase the floorspace. The proposed roof will have the same profile as the existing roof and no additional openings are proposed.

Layout and Appearance

The alterations proposed are minor and will complement and enhance the appearance of the property. The location of windows will be as existing and the new entrance will utilise an existing opening.

Landscaping

The landscaping at the site will remain as existing.

Access

A new glazed entrance is proposed in the location of the existing roller shutter entrance. It will be designed to be accessible to all.

Conclusions

The proposed works will enhance the appearance of this existing building and improve its thermal performance. The existing relationship between the building and neighbouring occupiers is maintained. The proposals should therefore be considered acceptable.

We trust that the information enclosed is sufficient to enable the Council to process and determine the application. However, should you require anything further or clarification on any point, please do not hesitate to contact me.

Yours sincerely



KATE MATTHEWS
Director

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