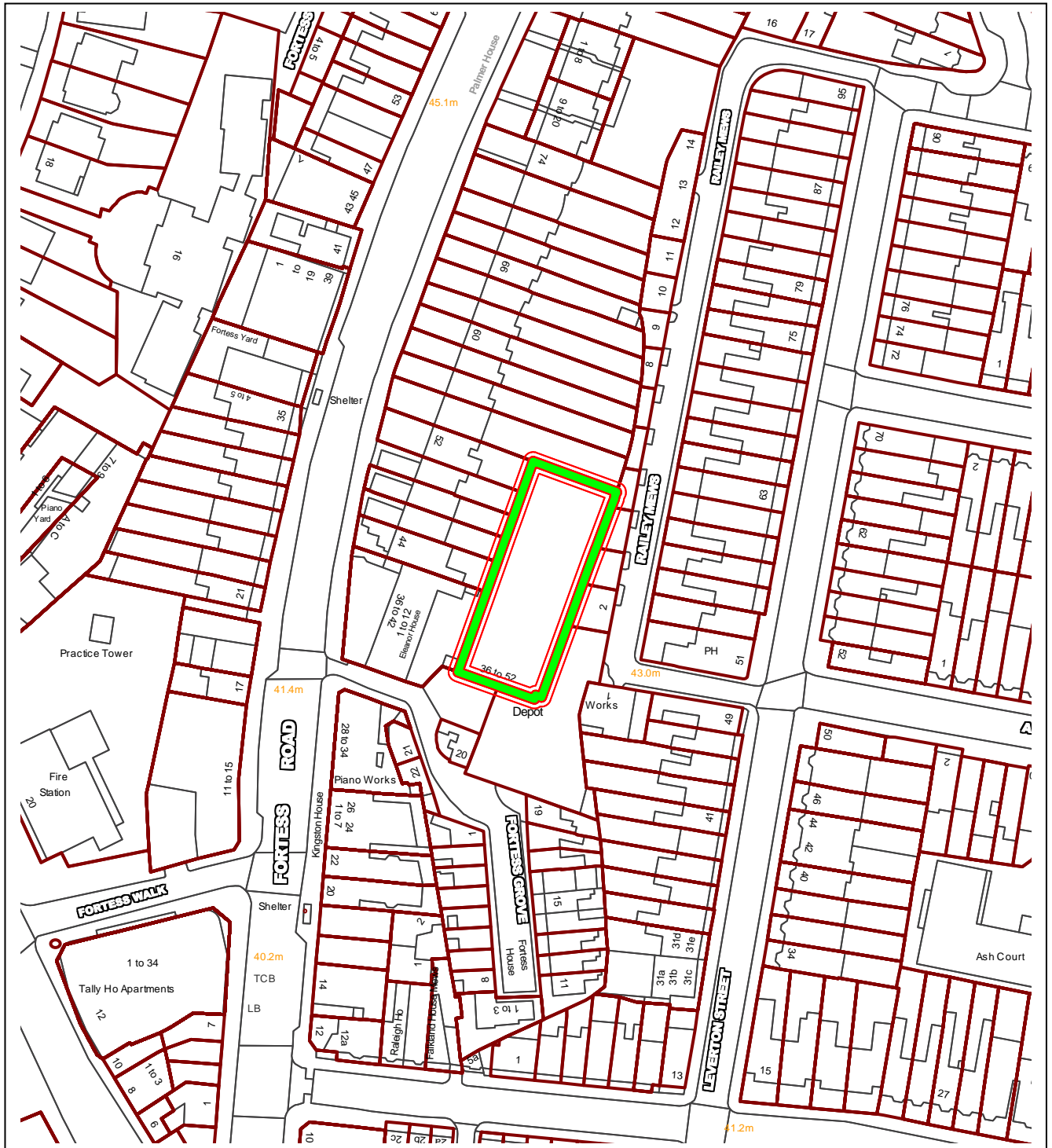


Workshops at 36-52 Fortess Road - 2017/4731/P



Workshops at 36-52 Fortress Road - 2017/4731/P

(1) Aerial Photo



(2) Fortress Grove – Flank elevation of proposal site



(3) Interior Photos 1



(4) Interior Photos 1



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		02/11/2017	
		N/A / attached		Consultation Expiry Date:		05/10/2017	
Officer				Application Number(s)			
Gideon Whittingham				2017/4731/P			
Application Address				Drawing Numbers			
Workshops at 36-52 Fortress Road Fortess Grove London NW5 2HB				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of replacement roof to workshop building, alterations to entrance and replacement fenestration							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	09	No. of objections	10		
Summary of consultation responses:		<ul style="list-style-type: none"> A site notice was displayed between 13/09/2017 and 04/10/2017 A press advert was published between 14/09/2017 and 05/10/2017 <p>The occupiers of 44 Fortress Road; 44a Fortress Road; 46 Fortress Road; 46a Fortress Road; 48 Fortress Road; 50 Fortress Road; 52 Fortress Road; 2 Railey Mews; 3 Railey Mews; 11 Railey Mews objected regarding (paraphrased):</p> <ul style="list-style-type: none"> - Detrimental to conservation area - <i>(See section 4 on Design)</i> - Materials proposed differ detrimentally from those existing - <i>(See section 4)</i> - Loss of privacy as a result of window alterations - <i>(See section 5 on Amenity)</i> - Detrimental light spill as a result of window and rooflight alterations - <i>(See section 5)</i> - Disturbance from construction works - <i>(See section 5)</i> - Lack of engagement by applicant generally with community– <i>(This matter is not a material planning consideration)</i> 					
CAAC/Local groups comments:		N/A					

Site Description

The application site comprises a vehicle repair workshop known as Nos.36 to 52 Fortess Road, which is associated with a 'depot' garage to the rear which fronts both Fortess Grove and Railey Mews.

A section of the workshop known as the 'depot' (alongside Railey Mews) is located within the Kentish Town Conservation Area. The remainder of the site known as 36 to 52 Fortess Road bounds the Kentish Town Conservation Area.

The application site is located within a TFL Underground Zone of Influence, an Archaeological Priority Area and potentially contaminated land.

The Pineapple public house to the east on Leverton Street is Grade II Listed as are Nos.42-94 Fortess Road. No.28-34 Fortess Road is a non-designated heritage asset.

Relevant History

2017/4184/P: Change of use from general industrial (Use Class B2) to business (Use Class B1) under the General Permitted Development Order 2015 Schedule 2, Part 3, Class I as amended and increasing the gross floor space of the buildings (internal mezzanine floors). **Certificate of Lawfulness (Proposed) Granted 22/08/2017.**

2015/4501/P: Change of use from vehicle repair workshop (Class B2) within redeveloped 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. **Granted conditional planning permission subject to a section 106 legal agreement. Dated 16/03/2017.**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Local Plan 2017

G1 Delivery and location of growth
A1 Managing the impact of development
A4 Noise and vibration
D1 Design
D2 Heritage

Other Planning Policies / Guidance

Kentish Town conservation area appraisal and management strategy (2011)
Kentish Town Neighbourhood Plan (KTNP) (2015)
CPG1 (Design)
CPG6 (Amenity)

Assessment

1.Proposal

1.1 Planning permission is sought for the following works to '36 to 52 Fortess Road' (not to be confused with the 'depot' – see site description above):

- Replace the existing corrugated roof with a new composite metal roof – maintaining the same profile as existing. The replacement roof will incorporate reconfigured flush rooflights
- A new roller shutter entrance to be replaced with glazed double doors
- Existing steel windows to be refurbished, replacing panes with obscure glazing

1.2 Revisions to the scheme include:

- Removal of large roof light in replacement roof over the entrance area

- Retention of window frames

2. Background

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

2.2 A certificate of lawfulness application ref: 2017/4184/P permits the change of use of the building to B1 and the insertion of internal mezzanine floors.

3. Assessment

3.3 The main issues for consideration are:

- Design – scale, bulk and detailed design
- Impact on neighbouring amenity

4. Design – scale, bulk and detailed design

4.1 The application building is considered to be of a simple robust industrial character; though restrained, this aesthetic does not render it void of visual interest or lessen its contribution to the streetscene adjacent to the conservation area. The building demonstrates its industrial function that is part of the evolution of the area's land uses. Despite its size, the building represents a contextual element of the area, integrated through design with the historical streetscape off Fortress Road.

4.2 The proposed alterations are considered subtle and suitable, retaining its industrial character, whilst providing modern and sympathetic interventions of limited impact.

4.3 The replacement roof maintains the existing pitch, whilst the proposed materials are considered of higher quality than those existing. The introduction and reconfiguration of rooflights is considered acceptable, maintaining a flush setting as per the existing. The windows would be refurbished and the entrance shutter would be replaced with an appropriate door.

4.4 Within this context, the extent of retention/restoration and alterations proposed are considered to be mindful of the buildings' industrial characteristics and the unique qualities of the adjacent sub-area of the Kentish Town Conservation Area. The proposal is also considered to be consistent with the aims and general development policies of the KTNP, specifically Policy D3.

4.5 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 to 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.

4.6 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 Fortress Road. This has been given considerable weight and it is considered that the proposed works would not affect the setting of the public house or the terrace. The proposal would retain the existing industrial character and appearance when viewed from over Railey Mews from the public house and the Georgian townhouses and would not harmfully alter the setting in this respect.

5. Impact on neighbouring amenity

5.1 The alterations proposed at main roof level would not go beyond the existing envelope in terms of height or pitch. The newly configured rooflights, introducing greater areas of clear glazing, are located at such a level, position and pitch that they would not afford direct overlooking to the properties along Fortress Road. Whilst the rooflights located towards Railey Mews would be of a height similar to the level of upper floor rear windows in the houses along Railey Mews, the pitch of the proposed rooflights and proximity would not afford direct overlooking. Irrespective of orientation (from Railey Mews or Fortress Road), only oblique views would potentially be possible; however these would be views from the residential occupiers into the commercial building rather than the opposite way.

5.2 The alterations proposed to the flank elevations would include replacing existing window panes (currently obscured) and those bricked up, with obscured panes. These windows at ground floor level currently face the

rear of properties along Fortress Road which are residential and would therefore maintain the existing arrangement, ensuring a loss of privacy would not result. The replacement entrance would not directly face sensitive residential openings.

5.3 As a consequence, the proposal would be of no greater detriment than the existing arrangement in terms of overlooking to adjacent neighbouring residential occupiers.

5.4 With regard to potential light spill, the introduction of new roof lights, by virtue of their position and relationship with the upper floor level windows along the rear elevation of houses on Railey Mews, would not result in detrimental harm. Whilst it would result in an increase in glare compared to the existing arrangement, the position of the rooflights and direction of light emitted would not be directly towards the neighbouring windows, as per figure 1 below (Section showing Railey Mews dwelling and abutting roof of 36-52 Fortress Road).

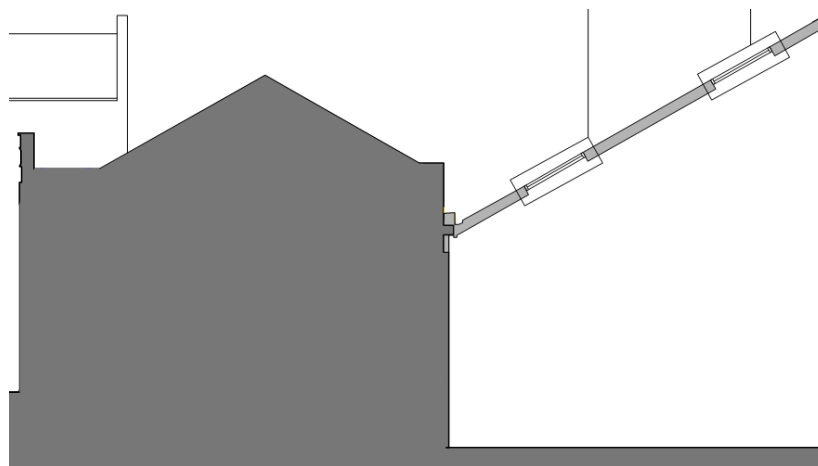


Figure 1.

5.5 A number of comments relate to the potential intensification of the site harming the amenity of the locality, be it from the historic use or those falling within the extant permissions (see relevant history).

5.6 The existing use is historic and its hours of operation, numbers of staff on site etc. are not secured by planning conditions. Compliance would however be required with Environmental Health regulations.

5.7 Conditions to ensure matters of amenity impact cannot be placed retrospectively on sites without a relative permission seeking to amend its use. This application seeks minor aesthetic amendments and would not therefore enable retrospective conditions to be attached to ensure matters of intensity affecting amenity as a result of its use.

5.8 An informative will however be attached notifying that any nuisance arising from construction is nevertheless regulated by the Control of Pollution Act 1974 and other Environmental Health regulations.

5.9 The nature of the works are considered limited and would not require a Construction Management Plan (CMP).

Recommendation: Grant Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th October 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'.

Ms Kate Matthews
Firstplan
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2017/4731/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

24 October 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Workshops at 36-52 Fortress Road
Fortress Grove
London
NW5 2HB**

DECISION

Proposal:
Installation of replacement roof to workshop building, alterations to entrance and replacement fenestration

Drawing Nos: 1014-PL-S-A-00; 1014-EX-A-00 Rev A; 1014-EX-A-RF Rev A; 1014-EX-A-14; 1014-EX-A-15; 1014-EX-A-16; 1014-EX-A-17; 1014-ES-A-01; 1014-ES-A-02; 1014-ES-A-03; 1014-PL-A-00; 1014-PL-A-RF Rev A; 1014-PL-A-14; 1014-PL-A-15 Rev A; 1014-GS-A-01; 1014-PL-A-16; 1014-PL-A-17 Rev A; 1014-ED-01; 1014-ED-02; Sample roof panel (Sinusoidal, 80mm, Kingspan XL Forte, Anthracite RAL 7016).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Executive Director Supporting Communities



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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - 1014-PL-S-A-00; 1014-EX-A-00 Rev A; 1014-EX-A-RF Rev A; 1014-EX-A-14; 1014-EX-A-15; 1014-EX-A-16; 1014-EX-A-17; 1014-ES-A-01; 1014-ES-A-02; 1014-ES-A-03; 1014-PL-A-00; 1014-PL-A-RF Rev A; 1014-PL-A-14; 1014-PL-A-15 Rev A; 1014-GS-A-01; 1014-PL-A-16; 1014-PL-A-17 Rev A; 1014-ED-01; 1014-ED-02; Sample roof panel (Sinusoidal, 80mm, Kingspan XL Forte, Anthracite RAL 7016).

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

- 4 All new and refurbished windows hereby permitted on the north and west facing elevations shall be obscure glazed and fixed shut and thereafter permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 All new rooflights hereby permitted shall be obscure glazed and fixed shut and thereafter permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

DECISION