

London Borough of Camden  
Development Management  
5 Pancras Square  
London  
N1C 4AG

2<sup>nd</sup> January 2018

Dear Sir/Madam,

**Householder Planning Application**  
**PP-06637820**  
**20 Fortress Grove, NW5 2HD**

On behalf of my client Ramin Pashae and Remzi Hasani please find enclosed a householder planning application. The application seeks permission to excavate and provide a new basement floor and erect a single-storey infill extension at front ground floor to a single family dwelling.

The application is supported by the following:

- Application Form including Certificate
- Site Location Plan
- Existing (Pre-Construction) and Proposed (As Built) Drawings
- Basement Impact Assessment
- CIL Form
- Design and Access Statement
- Heritage Statement

**Pre-Application Advice**

On the 15<sup>th</sup> May 2017, pre-application advice was issued for the following:

*Excavation and provision of new basement floor, including pavement lights at the front;  
and erection of a single-storey infill extension at front ground floor level plus erection  
of a mansard roof extension to single family dwelling.*

With regard to the basement, whilst the principle was acceptable reference was drawn to Policy DP27 of the Development Policies LDF, Camden Planning Guidance CPG4 and emerging Policy A5 of the Local Plan. Since the advice was published a new Local Plan was adopted in June 2017 and includes Policy A5 (Basements).

In response, a detailed Basement Impact Assessment (BIA) supports the application. This carefully assesses the proposal against the Policy and Guidance and concludes the basement complies with the LDF.

With regard to the mansard, on the basis of the advice this has been removed from the proposals.

As for the small ground floor extension, a Heritage Statement prepared by the Heritage Collective supports the application. This concludes:

*5.1 This Heritage Statement has provided an assessment of the significance of the Kentish Town Conservation Area (a designated heritage asset) and the Site at 20 Fortress Grove, a non-designated heritage asset (identified as a positive contributor to the conservation area by LB Camden). It has provided an assessment of the impact of the proposals (the infill extension) on the significance of the conservation area and of the Site itself, as a 19th century much altered building that makes a positive contribution to the character of the area.*

*5.2 The building was in a poor condition prior to works being undertaken. A comprehensive programme of sensitive alterations and repairs has been undertaken to bring the building back into a high quality residential use, a use for which it was intended. The building's original form and key design elements (such as the curved boundary wall and overall scale and massing) remain wholly unaffected.*

*5.3 The infill extension brings about a localised small-scale change to the Site. It affects a part of the Site that has already been subject to change and does not obscure or remove appreciation of the building's original form or proportions. The infill amounts to a discrete external element that connects up to the main property, to provide additional internal living space.*

*5.4 There is a modest change to the external appearance of the building due to the infill extension. Assessed as part of the wider benefits of the work undertaken to bring this building back into use and bring it back up to a high quality, this change is not considered to result in harm to the character and appearance of the Kentish Town Conservation Area.*

*5.5 In conclusion, the infill brings about a slight change to this non-designated heritage asset. However, this change is localised and affects a building of modest local value. There will be no harm to the character and appearance of the Kentish Town Conservation Area, which derives the majority of its significance from elsewhere (as identified within the previous section).*

*5.6 The infill extension is considered acceptable in heritage terms with no harm to heritage significance.*

In light of the above, we consider the proposal complies with the recently adopted Local Plan (June 2017). Specifically, Policies H3, H6, H7, D1, D2, A1, A5 and T2.

I look forward to meeting to discuss this proposal

Yours sincerely



**Mark Pender**  
**PPM Planning Limited**