

Application ref: 2017/3552/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 16 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Koupparis Associates
95 Kentish Town Road
London
NW1 8NY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
29 Fortress Road
LONDON
NW5 1AD

Proposal:

Erection of a mansard roof extension, erection of a two storey infill extension at lower-ground floor level, internal and external alterations to the floor levels including re-alignment of the rear windows of the annex wing extension all associated with the conversion of the existing 4 x 1 bed flats into 4 x residential units consisting of 3 x 1bed and 1 x 2Bed self-contained flats (Class C3.

Drawing Nos: 15-160-01, 15-160-02, 15-157-03, 15-160-05 REVA, 15-160-06 REVA, 15-160-07, 15-160-08, 15-160-09 REVC, 15-160-10 REVC, 15-160-11 REVC, 15-160-12 REVB, 15-160-13 REVD, 15-160-13 REVC, 15-160-14 REVD, 15-160-15 REVC, 15-160-16 REVC, 15-160 18 REVA; 29FR and Design and Access Statement dated 12.02.2018.

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.

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 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 15-160-01, 15-160-02, 15-157-03, 15-160-05 REVA, 15-160-06 REVA, 15-160-07, 15-160-08, 15-160-09 REVC, 15-160-10 REVC, 15-160-11 REVC, 15-160-12 REVB, 15-160-13 REVD, 15-160-13 REVC, 15-160-14 REVD, 15-160-15 REVC, 15-160-16 REVC, 15-160 18 REVA; 29FR and Design and Access Statement dated 12.02.2018.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal would allow the number of units to remain the same at 4, consisting of 3 x 1Bed, 1 x studio and 1 x 2Bed units. The 2 x 1Bed self-contained units would measure 62.8sqm (Flat 1), flat 2 51.5sqm respectively and would meet the 50sqm requirement of the London Plan for a 1Bed 2P flat. Flat 3 at first floor level would measure approximately 43.8sqm suitable for a studio flat. The proposed maisonette between the second floor and roof level would comfortably meet the London Plan 2Bed 2P flat with an overall floorspace of 81.3sqm. This unit mix is considered to be a rational arrangement for the size and floorplates of the building. Moreover, the alternative of including a 2-storey maisonette would achieve a mix of unit sizes and achieve better quality home.

All units would provide adequate level of natural light, ventilation and outlook for future residents. Furthermore, a condition requiring details to be submitted as evidence the proposed units would be compliant to Part M4 (2) of Building Regulations.

When original submitted the application proposed a three storey infill extension, this was subsequently reduced to two storeys. Although there are no existing two storey infill extensions within the terrace, it is considered on balance that given the limited views of the extension from both public and private views, it would cause limited harm to the visual amenity of the surrounding area. Furthermore the rear of the terrace features existing outriggers of 2-3 storeys in height, therefore there is no continuous rhythm to the rear elevation. The first floor of the existing outrigger would be increased by 300mm no objection is raised in regards to the proposed scale and bulk. It is proposed to render the extension which is acceptable given the existing outrigger is also rendered.

Four of the properties within the terrace consist of mansard roof extensions, this includes the immediate neighbour no. 31. The mansard would be in line with planning guidance in CPG1 and would be constructed using natural slate which is an appropriate material. Furthermore the mansard would accommodate appropriately sized dormers. It is considered to be architecturally sympathetic to the age and character of the building and serves as a correct example for any further mansard proposals on this terrace. The existing front parapet as well as the rear with its butterfly roof profile are being retained.

The council will not issue on-street parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. It has been confirmed that two of the existing occupiers would be remaining. As such, the first and upper floor maisonette would be "car free" development.

The proposed rear addition and mansard roof extension by reason of its size and location would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy. The proposed rear extension would have limited impact with the amenity of no.27 given the neighbour's two-storey outrigger extension does not consist of windows to the flank elevation. In regards to no.31 the proposed rear extension would be constructed between the existing three-storey extension.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, H1, H3, H6, H7, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the Kentish Town Neighbourhood Plan 2016: the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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).
- 3 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.
- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or

short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

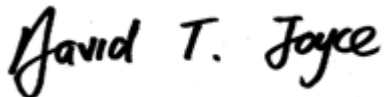
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning