



**74 Fortune Green Road**

**London**

**NW6 1DS**

Planning, Design & Access Statement for the erection of a mansard roof extension

Prepared by Re (Regional Enterprise) Development Consultancy Services

**June 2018**



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## Contents

1. Introduction.....	1
2. Site & Surroundings.....	1
3. Relevant Planning History .....	1
4. Proposal .....	1
5. Relevant Policy .....	2
6. Planning Considerations.....	3
7. Review of the Development Proposed.....	3
8. Conclusions.....	4

## **1. Introduction**

This document has been prepared by Re (Regional Enterprise) Development Consultancy Services to support a full planning application to the London Borough of Camden (LBC) for a mansard roof extension at 74 Fortune Green Road, London, NW6 1DS. The following drawings support this application:

- Existing Cellar Ground Floor, Dwg No. M-100 1
- Existing First Floor Second Floor Roof Plan, Dwg No. M-101 1
- Existing Elevations, Dwg No. M-102 1
- Existing Section, Dwg No. M-103 1
- Proposed Cellar Ground Floor, Dwg No. M-104 1
- Proposed First Floor Second Floor, Dwg No. M-105 1
- Proposed Third Floor Roof Plan, Dwg No. M-106 1
- Proposed Elevation, Dwg No. M-107 1
- Proposed Section, Dwg No. M-108 1

## **2. Site & Surroundings**

The site is located in a 3-storey terrace row within a designated Neighbourhood Centre. The ground floor features a commercial premises, with a maisonette above. In terms of character, the surrounds could best be described as urban. There is little consistency in terms of architectural character, particularly in terms of roofs, which appear to have been subject to various historical extensions – the immediate neighbour at No 76 Fortune Green Road is of particular note.

## **3. Relevant Planning History**

<b>Reference:</b>	<b>2014/2772/P</b>
<b>Address:</b>	76A Fortune Green Road, London, NW6 1DS
<b>Application type:</b>	Full application
<b>Decision:</b>	Granted
<b>Decision date:</b>	20 June 2014
<b>Description:</b>	<b>Erection of a mansard roof extension with front and rear dormers to provide additional accommodation to existing flat (Class C3)</b>

## **4. Proposal**

The application proposes to erect a mansard roof to above 74 Fortune Green Road that features a bedroom, bathroom, and study, with minor alterations to the second floor for access to the roof level.

## 5. Relevant Policy

The London Borough of Camden (LBC) is the Local Planning Authority (LPA) and has adopted the Camden Local Plan (July 2017) in respect of its statutory Development Plan. In addition to this it also has a number of adopted Supplementary Planning Documents and Neighbourhood Plans to support the Local Plan's implementation. For the purposes of assessing the proposed roof extension, the following policy documents are considered most relevant:

- Local Plan (July 2017):
  - Policy A1 (Managing the impact of development)
  - Policy D1 (Design)
  - Policy H3 (Protecting existing homes)
- Camden Planning Guidance 1, Design
- Camden Planning Guidance 2, Housing
- London Plan:
  - Policy 3.5 (Quality and design of housing developments)
  - Policy 7.4 (Local Character)

Figure 1 shows the policies map and the subject site.

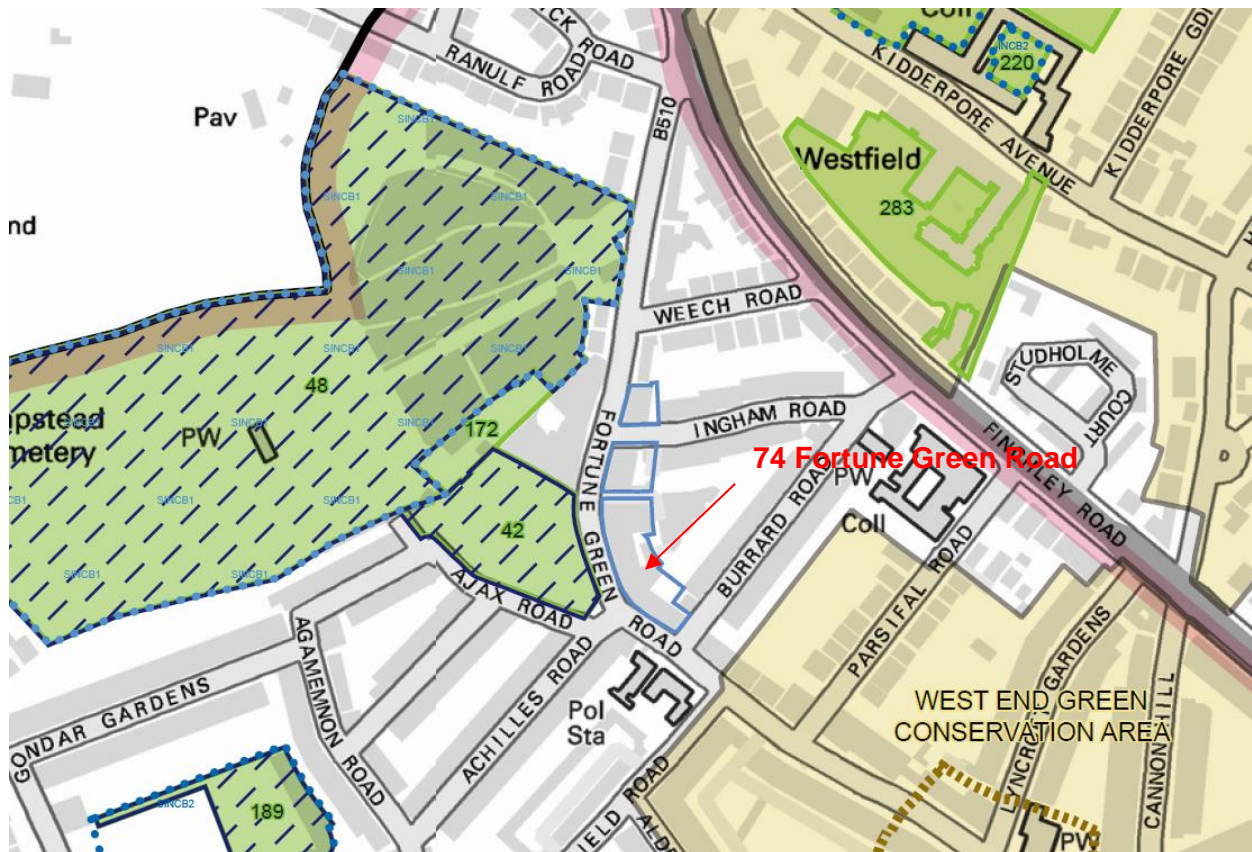


Figure 1 | Policy Map showing site

There are no known Article 4 restrictions on the land that would impact the proposal.

## **6. Planning Considerations**

The main issues for consideration are as follows:

- Character and Appearance
- Residential Amenity for Future Occupiers (Internal Space Standards)
- Residential Amenity for Future Occupiers (Daylight/Sunlight and Outlook)
- Residential Amenity for Neighbouring Occupiers (Overlooking)

Each is discussed herein.

## **7. Review of the Development Proposed**

### **7.1. Character and Appearance**

The site is situated amongst a 3-storey terrace row of varying architectural styles, in particular the roof forms are highly variable, with seldom any visual rhythm. The application proposes a continuation of the mansard roof extension recently consented and built at No 76 Fortune Green Road (LPA ref: 2014/2772/P). In respect of application the Case Officer found that *“the proposed mansard roof extension is considered to be of an acceptable design, and have an acceptable impact on the character of the area”*. The proposed extension is highly comparable to that at No 76 Fortune Green Road in terms of both context and design and equally is argued to be acceptable with respect to character and appearance.

### **7.2. Residential Amenity for Future Occupiers (Internal Space Standards)**

The existing maisonette is a 3-bedroom, 4-person, 2-storey dwelling with 106m<sup>2</sup> of GIA. Proposals introduce a single-person bedroom to roof level resulting in a 4-bedroom, 5-person, 3-storey with a GIA of 135m<sup>2</sup>. This is far in excess of the statutory minimum of 103m<sup>2</sup>.

Moreover, the new bedroom complies with the minimum area and width dimensions prescribed by the National Space Standards. Therefore, the scheme is considered to be acceptable in terms of internal space for the residential amenity of future occupiers.

### **7.3. Residential Amenity for Future Occupiers (Daylight/Sunlight and Outlook)**

The scheme features 1 habitable room (i.e. a bedroom) that is afforded outlook and light via two dormer windows that look onto 74 Fortune Green Road. Therefore, the scheme is considered to be acceptable in terms of daylight/sunlight and outlook for the residential amenity of future occupiers.

### **7.4. Residential Amenity for Neighbouring Occupiers (Overlooking)**

As discussed in Section 7.3, the scheme only features 1 habitable room that looks onto 74 Fortune Green Road. The proposed study at the rear, while not a habitable room with regard to the definition in CPG2, does not directly face any rooms within 21m. Therefore, overall, the scheme is considered to be acceptable in respect of overlooking to neighbouring occupiers.

## **8. Conclusions**

Overall this application presents an excellent opportunity to improve an existing building for future occupiers, while being sensitive to the prevailing character and the amenity of neighbouring occupiers. Therefore, it is respectfully requested that Council consent the proposed scheme.