

Application ref: 2018/1958/P  
Contact: Kristina Smith  
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**Development Management**  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**14 Fortess Road**  
**LONDON**  
**NW5 2EU**

Proposal: Erection of a mansard roof extension over the existing rear addition to provide additional floorspace for existing theatre school (D1).

Drawing Nos: FORTS-L001; FORTS-S101 (Rev A); FORTS-E001; FORTS-E103; FORTS-E002; FORTS-S001; FORTS-P002; FORTS-P003; FORTS-P104 (Rev A); FORTS-P103 (Rev A); FORTS-L101 (Rev A); FORTS-NW101; FORTS-NW102; FORTS-NW103; Planning, Design and Access Statement (dated April 2018)

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: FORTS-L001; FORTS-E103; FORTS-S101 (Rev A); FORTS-E001; FORTS-E002; FORTS-S001; FORTS-P002; FORTS-P003; FORTS-P104 (Rev A); FORTS-P103 (Rev A); FORTS-L101 (Rev A); FORTS-NW101; FORTS-NW102; FORTS-NW103; Planning, Design and Access Statement (dated April 2018).

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

Informatives:

- 1 Reasons for granting permission.

It is proposed to erect a mansard roof over an existing rear outrigger to provide additional floorspace for a theatre school (Class D1). The existing outrigger terminates one full storey below eaves level and once the internal ceiling heights are dropped and the mansard constructed, the rear extension would terminate half a storey below eaves height. Whilst this is not strictly in accordance with design guidance on the height of rear extensions, it is considered acceptable in this instance. The pitched roof of the host building creates additional height allowing the rear extension to still appear as secondary. A level of windows would be retained above the extension that give the impression of it sitting a storey lower. Furthermore, the pattern of rear development across the building group is varied and includes large infill extensions that have obscured the historic pattern of development. The mansard would be visible in various private views from the rear windows of surrounding buildings; however, would not be visible in public views. The rear mansard addition would therefore preserve the character and appearance of the Locally Listed host building and its contribution to the Fortress Road streetscape.

The mansard would be compliant with design guidance insofar that it would be set behind the parapet and be angled at 70 degrees. It would comprise 3 dormer windows on the north elevation, 4 on the east elevation and a small dormer window on the south elevation. It would be finished in slate tiles to match the roof of the host property.

The mansard would be built in close proximity to several residential windows. To the south, the mansard would be directly opposite windows that serve a kitchen/dining room and hallway. Outlook from these windows would be slightly impacted; however, the kitchen would benefit from clear outlook from another window to the front and the impact on the hallway is acceptable, as it is not a habitable room. An east-facing window to the south of the mansard would not be impacted to an unacceptable extent in terms of loss of light or outlook as the rear building line of the outrigger would not overlap with the window, and the mansard roof would slope away thereby limiting impact on outlook. Aside from one small window which would not face an existing window, the south elevation would comprise no windows. To the north and east, the nearest residential windows are sufficiently far away for there to be no increased overlooking from the mansard windows.

Given the relatively minor increase in floorspace, the extension is unlikely to lead to an increase in noisy activity compared to the existing situation. Furthermore, it is expected that the majority of the theatre school's operations occur during the daytime. As such, the proposal is not considered to cause an unacceptable impact on the amenity of adjoining residential occupiers.

The uplift in floorspace is unlikely to have a material transport impact and therefore there is no requirement for the incorporation of cycle parking or a car-free agreement. The construction work is considered to be sufficiently minor in scale to not require a Construction Management Plan.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan (2016). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

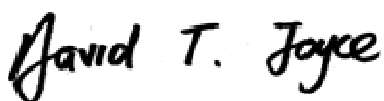
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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



David Joyce  
Director of Regeneration and Planning