

Mr David Mansoor
Drawing and Planning Ltd
Mercham House 25-27
The Burroughs
London
NW4 4AR

Application Ref: **2015/6469/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

12 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
12c Fortress Road
London
NW5 2EU

Proposal:

Conversion of pitch roof to a mansard roof creating of a 1x2 bedroom flat.

Drawing Nos: Planning Design & Access Statement, FRTSS-L000, FRTSS-L001, FRTSS-E001, FRTSS-E002, FRTSS-P001, FRTSS-P002, FRTSS-P002, FRTSS-P004, FRTSS-S001, FRTSS-S002, FRTSS-S102, FRTSS-E101, FRTSS-E102, FRTSS-L101, FRTSS-P101, FRTSS-P102, FRTSS-P103, FRTSS-P104 & FRTSS-S101

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Planning Design & Access Statement, FRTSS-L000, FRTSS-L001, FRTSS-E001, FRTSS-E002, FRTSS-P001, FRTSS-P002, FRTSS-P002, FRTSS-P004, FRTSS-S001, FRTSS-S002, FRTSS-S102, FRTSS-E101, FRTSS-E102, FRTSS-L101, FRTSS-P101, FRTSS-P102, FRTSS-P103, FRTSS-P104 & FRTSS-S101

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposal conversion of the pitch roof to a mansard and the creation of an independent 1x2 bedroom flat would be considered acceptable to Camden core strategy and development plan documents. Development plan Policy DP2 seeks to maximise the supply of homes and minimise their loss. Policy DP5 seeks to ensure that all residential development contributes to meeting the priorities set out in the dwelling size priorities table. Two bedroom dwellings are categorised as a very high on priority category list within the borough. And therefore the creation of a 1 x 2 bedroom dwelling would be welcomed and add to the range of the borough dwelling stock.

The site is located on a corner site fronting Fortess Road and Falklands Road and prominent within the street view. The surrounding buildings have a mix of roof types including a mansard roofs located on the opposite corner building at no 10 Fortess Road and above no 28-34 Fortess Road. The lack of any prevailing roof type and examples of mansard roofs in the immediate location provide a local context that is acceptable to the principle of the proposed mansard roof extension on the site. The size and form of the proposed mansard roof extension would reflect guidance in section 5.14 of the CPG1 and Development plan policy DP24.

The two bedroom flat would have an internal floors pace of approximately 61sqm meeting the minimum National internal space standards. The standard of residential accommodation in terms of the flat layout and room size are considered to be in accordance with guidance in CPG2 and Development policy DP26. The mansard roof is not considered to detrimentally impact privacy or overshadowing of neighbouring properties in accordance with guidance in CPG5 and Policy DP26. The proposed dwelling would comply with Part M of building regulations and water

efficiency standards.

No exterior amenity space is provided within the dwelling contrary to guidance in CPG5 and Development Plan policy DP26. However on balance the good standard of internal layout and the constraints of the site mean the lack of external amenity space is superseded by the high priority demand of two bedroom accommodation and the site constraints that would be unable to provide amenity space without harming the external appearance within the street scene.

The site has a Public Transport Accessibility level (PTAL) of 6a (second highest). Policy DP18 expects development to be car free in the central London Area, Town centres, and other area within Controlled Parking Zones that are easily accessible by Public transport (PTAL of 4 or above). The development of an independent dwelling meets the criteria for car free development and therefore the applicant is entering into a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended), to permanently remove the entitlement to a parking permit for the proposed 1 x 2 bedroom unit. The requirement for safe and accessible cycle storage is not considered to be practical on the site and therefore the cycle storage provision would not be required.

16 neighbouring properties have been consulted, and a site notice erected, no objections have been received at the time of writing. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP18, DP19, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 advised that this proposal will be liable for the Mayor of London's

Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £3,450 (69sqm x £50) for the Mayor's CIL and £30,450 (69sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

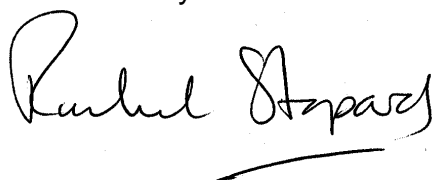
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 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.

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



Rachel Stopard
Director of Culture & Environment