

MR STEPHEN FASS

**NOS. 41, 43, 45, 47 INGHAM ROAD AND NO. 108 FORTUNE
GREEN ROAD LONDON NW6 1DG**

PLANNING, DESIGN AND ACCESS STATEMENT

OCTOBER 2018

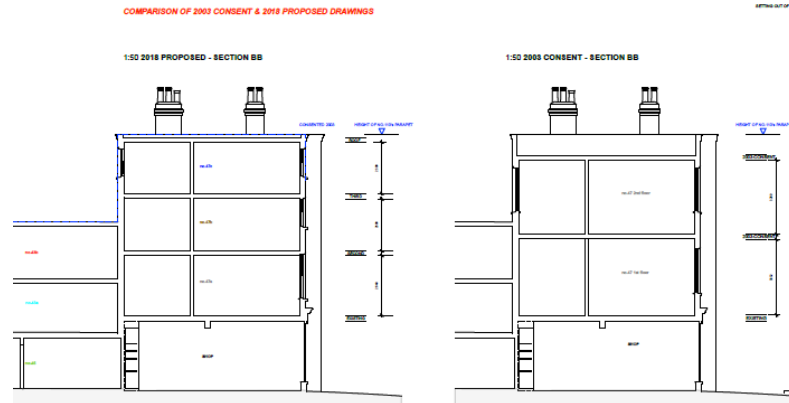
93 Hampton Road
Hampton Hill
TW12 1JQ

020 8943 8800
info@mbaplanning.com

michael burroughs associates

1.0 INTRODUCTION

1. This statement accompanies a full planning application to extend the existing building to create 3no. additional flats and an extension to existing Flat 41. It involves:
 - retaining the existing estate agents on the Fortune Green Road ground floor;
 - inserting one additional floor on top of the existing 2-storey Ingham Road elevation to create a 1b1p flat at second floor level (Flat 43b) and an extension to existing Flat 41 (currently 1b1p) to create 2b4p unit;
 - the addition of one additional floor above No. 108 Fortune Green Road to create a 1b1p unit (Flat 47c) to a height consistent with an earlier consent (2003/2401/P); and
 - subdividing existing Flat 47 (a 3b4p unit over first and second floors above No. 108 Fortune Green Road) to create 2x 1b1p units.
2. A pre-application meeting took place on 3 July 2018 with David Fowler and Kevin Fisher when the initial plans were discussed (2018/2603/PRE). The pre-app feedback helpfully accepts the following:
 - *Residential use is the Council's priority land use and is welcomed in principle;*
 - *The proposed accommodation schedule shows all the proposed flats meet the one-bedroom minimum standard of 37sqm; and*
 - *There is a previous consent allows an additional storey on the Ingham Road frontage and an enlarged third storey on the Fortune Green frontage. This would lose the roof profile and change the form of this part of the building to a similar in height, form and massing to the building on the opposite corner of the Ingham Road and Fortune Green Road junction (110 Fortune Green Road).*
3. The pre-app response concluded that the height form and massing of this previous consent is considered to be the maximum the site can accommodate in townscape terms in relation to the corresponding scale of the immediate neighbours and the prevailing scale on the southernmost side of Fortune Green Road.
4. In response, the application has been subsequently substantially amended following the pre-app feedback in the following respects:
 - A proposed third floor has been removed from the Ingham Road rear elevation; and
 - The originally proposed front elevation has been remodelled to rise straight from the pavement with a parapet, omitting the flat top mansard roof and reflecting the building at No. 110.
5. Following the pre-app meeting the Council asked for clarification to show how the proposed scheme fits 4 storeys in where the approved scheme fitted in 3 storeys within a similar height. This is explained in the long section below which shows the ceiling heights of the consented and proposed schemes for comparison. The proposed scheme develops almost to the height of the consented parapet.



Application plans

6. The application is accompanied by these plans and documents:
 - 1802 S001 Site plan;
 - 1822 S006 A Existing plans;
 - 1822 AP010 Survey elevations;
 - 1802 S012 Existing plans showing extent of demolition;
 - 1822 S012 Existing elevations showing extent of demolition;
 - 1802 AP106B Proposed Floor Plans;
 - 1802 AP110B Proposed Elevations; and
 - 1802 AP113 Section BB (part)-Proposed & 2003 Consent.

7. The application is also accompanied by:
 - Planning Statement prepared by Michael Burroughs Associates dated August 2018; and
 - Arboricultural Method Statement prepared by Tre Tec dated October 2018.

2.0 CONTEXT

General Location

8. The site is on the south side of the junction of Fortune Green Road and Ingham Road. Nos. 56-118 Fortune Green Road (east side) are situated within the Fortune Green Road Neighborhood Centre, which has a good convenience shopping offer.

9. The site has a PTAL score of 4 (good). There are several bus routes 113 (Edgware - Oxford Circus), 82/13 (North Finchley - Victoria), 328 (Golders Green – Chelsea Worlds End) and C11 (Archway Station – West End Lane) operating within 500m from the site. West Hampstead underground station (Jubilee line) is a 15 minutes' walk from the site.

The Site

10. This comprises No. 108 Fortune Green Road and Nos. 41-47 Ingham Road.



11. No. 108 is a 2-storey plus rooms in the roof late Victorian red brick building. At ground floor level it is occupied by Oakhill Residential Estate Agents and above this at first and second floor level is a 3-bed flat (Flat 47).
12. To the rear, Nos. 41, 43, 45 and 47 Ingham Road is a linked 2-storey flat roof projection with a 1b1p duplex flat at ground and first floor level (Flat 41), a 1b2p unit at first floor level with ground floor access (Flat 43) and a 1b1p unit at ground floor level (Flat 45).
13. The building is not within a Conservation Area and no other special development control designations apply.

3.0 PLANNING HISTORY

14. This application follows an earlier consent in 2003 under application reference **2003/2401/P** for the erection of an additional storey to the Ingham Road elevation to extend a 1-bed flat to a 3-bed maisonette, together with the remodelling of the mansard roof of 108 Fortune Green Road to form an additional floor to provide 2 x 1-bed flats.



Consented Ingham Road Elevation



Consented Fortune Green Road Elevation

4.0 THE PROPOSAL

15. The proposal is very similar to the previous consent with identical bulk and mass. It involves:
- inserting one additional floor on top of the existing 2-storey Ingham Road rear elevation to create a 1b1p flat at second floor level (Flat 43b) and an extension to existing Flat 41 (currently 1b1p) to create 2b4p unit;
 - the addition of one additional floor above No. 108 Fortune Green Road to create a 1b1p unit (Flat 47c); and
 - subdividing existing Flat 47 (a 3b4p unit over first and second floors above No. 108 Fortune Green Road) to create 2x 1b1p units.
16. The proposed elevations below show the existing building in red outline and the consented scheme in blue outline.

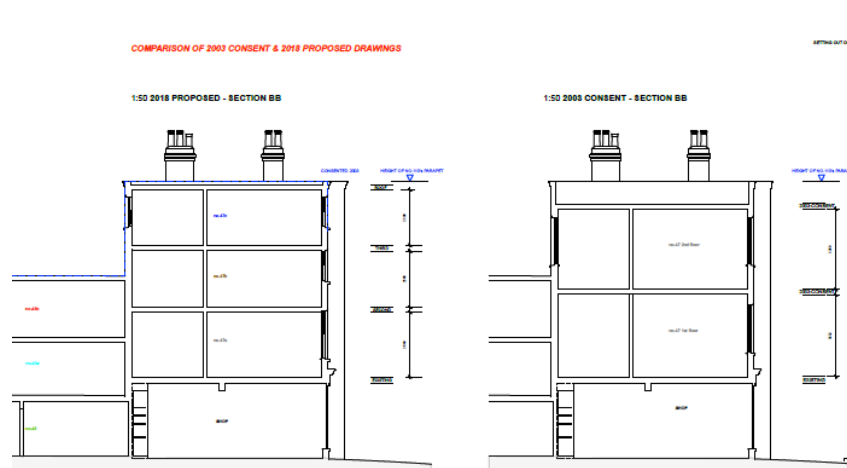


Proposed side elevation



Proposed front elevation

17. The sections below show how the proposed floor levels related to the permitted ones.



18. The proposal involves internal modifications to existing Flat 47, a 3b4p unit over first and second floors (above No. 108 Fortune Green Road), to allow it to be subdivided to create 2x 1b1p units. Both proposed units 47a and 47b meet the 37sqm minimum gross internal area floorspace standard.
19. The proposed new Flat 43b at second floor level (above the Ingham Road elevation) is a 1b1p unit extending to 37sqm consistent with the 37sqm minimum gross internal area floorspace standard. The unit benefits from a private rear terrace. Also, at second floor level existing Flat 41 is modified to enlarge the existing 1b1p unit from 35sqm to 79sqm to create a 2b4p unit.
20. The proposed new third floor Flat 47c, located above the Fortune Green Road frontage, is a 1b1p which again exceeds the 37sqm minimum gross internal area floorspace standard. This unit also benefits from a private rear terrace.
21. The elevation above shows the extension is identical to the previous consent.
22. Materials and fenestration will replicate those of the existing building. Second hand bricks will be used to blend with the existing brickwork and hardwood glazing bars will follow the pattern of the existing windows.

23. The proposal retains the commercial ground floor use in accordance with **CPG 5 Town Centres, Retail and Employment** Neighbourhood Centre aims.

5.0 RELEVANT PLANNING POLICY

24. The pre-app advice took account of the relevant policies in:
- **Revised National Planning Policy Framework (2018)**;
 - **Camden's CPG 1 Design (March 2018)**;
 - **Camden Local Plan (July 2017)**; and
 - **London Plan** (adopted March 2016) and the **draft London Plan** (November 2017);

The RNPPF

25. This provides guidance for decision-takers and is a material consideration in determining applications.
26. **Para 8** sets up the requirements for sustainable development and says *There are three dimensions to sustainable development economic, social and environmental* (of which two are relevant to this proposal). *These dimensions give rise to the need for the planning system to perform a number of roles:*
- *an economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - *a social role – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
27. **Para 11** identifies the presumption in favour of sustainable development – *approving development proposals that accord with an up-to-date development plan without delay.*
28. This proposal achieves all the relevant requirements in **para 8**: it provides new housing of the type sought by the Council in a high-quality built environment in a location highly accessible to local services.
29. Finally, this is a brown field site and **para 117** says: *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed*

needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

CPG 1 Design

30. This provides guidance on all types of detailed design issues within the borough. **Para 4.8** says extensions should be subordinate to the original building in terms of scale and situation. **Para 4.10** highlights rear extensions should be designed to:
- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
 - *respect and preserve the original design and proportions of the building, including its architectural period and style;*
 - *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
 - *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
 - *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
 - *allow for the retention of a reasonable sized garden; and*
 - *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*
31. **Para 4.13** states *in most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.*
32. The proposal responds to these points in the following ways:
- the rear element will be subservient to the main front building in a similar way to the previous consent;
 - the proposal will use material and windows proportion and details that are consistent with the existing building;
 - the aerial photo shows that this area is characterised by rear extensions and there is a wide range of these. The proposal respects the existing townscape; and
 - all rear gardens in this area are overlooked at present from first and second floor windows and the proposal will not add materially to this. There will be no overlooking of existing windows. Neighbours' garden amenity will be unaffected.
33. **Para 5.7** says additional storeys and roof alterations are likely to be **acceptable** where:
- *There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to reunite a group of buildings and townscape;*

- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
 - *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*
34. **Para 5.8** states a roof alteration or addition is likely to be **unacceptable** in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:
- *There is an unbroken run of valley roofs;*
 - *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
 - *Buildings or terraces which already have an additional storey or mansard;*
 - *Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*
 - *Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
 - *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
 - *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
 - *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;*
 - *Where the scale and proportions of the building would be overwhelmed by additional extension.*
35. The proposal has been designed to respect the character and appearance of the area and preserve the living conditions of the neighbouring properties.
36. The proposed ridge height of the Fortune Green Road elevation aligns with Nos. 110 and 112 to the immediate north and the proposed parapet level aligns with No. 98 to the south. The front ridge is identical to the previous consent.

Camden Local Plan (July 2017)

37. CLP was adopted by the Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the Borough.

38. **Policy (D1 Design)** states the Council will seek to secure high quality design in development. The Council will require that development a. respects local context and character and n. for housing, provides a high standard of accommodation.
39. The application proposal has been designed to enhance the previous consent. The Fortune Green Road elevation aligns with No. 110. The new units have been designed to comply with the national floorspace standards.

The December 2017 draft London Plan

40. The draft London Plan emerged at the end of November 2017. It is some way from being adopted policy but **NPPF para 48** says *Local planning authorities may give weight to relevant policies in emerging plans*. We understand that the Boroughs have already been consulted on it and it would be unsafe to ignore it.
41. While the ultimate housing target figure will only be finalised after wider consultation, it is evident from the 2017 Budget that the provision of substantial additional housing is a national priority. The Budget briefing note Building the Homes the Country Needs says: *The planning system needs reform. Whilst protecting the Green Belt, the government must address the lack of availability of land in the right places for new homes and ensure the UK makes better use of underused land in towns and cities.*
42. This consistent with the February 2017 White Paper Fixing our Broken Housing Market that identifies as a priority *Making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites...*
43. The dLP is of relevance in two ways. It increases Camden's 10-year housing target by 22% from the current London Plan - from 8,892 to 10,860 dwellings. Of these 3,760 (35%) are targeted on small sites (less than 0.2ha) such as the application site. Obviously, this increase in the number of units targeted for completion over the next 10 years on small sites will require a fundamental change of gear in the Council's attitude to residential development.
44. Second, the way this change of gear should be implemented is in dLP policy H2 Small Sites. This says: *Small sites should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on small sites through both planning decisions and plan-making...: To deliver the small sites targets in Table 4.2, boroughs should apply a presumption in favour of the following types of small housing development which provide between one and 25 homes... 2) proposals to increase the density of existing residential homes within PTALs 3-6 or within 800m of a Tube station, rail station or town centre boundary through...a) residential conversions b) residential extensions... 3) the redevelopment...of flats...to provide additional housing (our emphasis).*

45. The priority of national housing policy is unequivocally spelled out in the White Paper and the Budget and the dLP's substantial increase in housing targets (53% across the whole of the GLA area) is completely consistent with it.
46. Thus, in addition to the RNPPF's presumption in favour of the proposal, it also satisfies the criteria that trigger the dLP's additional presumption in favour: it is a small site; it provides less than 25 homes; it increases density; it has a PTAL of 4; and a local centre; it involves redevelopment to provide flats. There is an emerging double policy presumption in favour of it.

6.0 CONCLUSION

47. The proposal has been substantially modified to respond to points made following the pre-app and is consistent with the development plan and national policy.
48. It provides additional dwellings above a ground floor commercial unit appropriate to this part of the neighbourhood centre and is commended to the Council.