

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number	<input type="text" value="41"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="NOS. 41, 43, 45, 47 Ingham Road"/>
Address line 2	<input type="text" value="NO. 108 Fortune Green Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW6 1DG"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="525144"/>
Northing (y)	<input type="text" value="185575"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Stephen"/>
Surname	<input type="text" value="Fass"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="41, Nos. 41, 43, 45, 47 Ingham Road"/>
Address line 2	<input type="text" value="NO. 108 Fortune Green Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode	NW6 1DG
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Mrs
First name	Emma
Surname	McBurney
Company name	Michael Burroughs Associates
Address line 1	93
Address line 2	Hampton Road
Address line 3	
Town/city	Hampton Hill
Country	
Postcode	TW12 1JQ
Primary number	02089438800
Secondary number	07899968931
Fax number	
Email	emma@mbaplanning.com

## 4. Site Area

What is the measurement of the site area?  
(numeric characters only).

0.01

Unit

hectares

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The application seeks consent 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 Temple Fortune Lane 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.

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

Ground floor - A1 retail  
Upper floors - C3 dwelling houses

Is the site currently vacant?  Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated  Yes  No

Land where contamination is suspected for all or part of the site  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination  Yes  No

## 7. Materials

Does the proposed development require any materials to be used in the build?  Yes  No

**Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):**

Walls	
Description of existing materials and finishes (optional):	Red brick
Description of proposed materials and finishes:	Red brick to match existing

Roof	
Description of existing materials and finishes (optional):	Slate
Description of proposed materials and finishes:	Slate to match existing

Windows	
Description of existing materials and finishes (optional):	White painted timber
Description of proposed materials and finishes:	White painted timber to match existing

Doors	
Description of existing materials and finishes (optional):	Painted timber
Description of proposed materials and finishes:	Painted timber

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see Supporting Planning Statement and the following application plans:

- 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.

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway?  Yes  No
- Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No
- Are there any new public roads to be provided within the site?  Yes  No
- Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

## 9. Vehicle Parking

- Is vehicle parking relevant to this proposal?  Yes  No

## 10. Trees and Hedges

- Are there trees or hedges on the proposed development site?  Yes  No

- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 11. Assessment of Flood Risk

- Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No
- Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 12. Biodiversity and Geological Conservation

**To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

a) Protected and priority species (see guidance note):

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

## 12. Biodiversity and Geological Conservation

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance (see guidance note):

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

A dedicated bin store will be provided at ground floor level. Please refer to drawing no. 1802 AP106B Proposed Floor Plans.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

Recycling facilities will be provided in the dedicated bin store at ground floor level. Please refer to drawing no. 1802 AP106B Proposed Floor Plans.

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 16. Residential/Dwelling Units

**Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:**

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

**This will provide the local authority with the required information to validate and determine your application.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

Add 'Market' residential units

## 16. Residential/Dwelling Units

### Market: Proposed Housing

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	6	1	0	0	0	7
Total	6	1	0	0	0	7

Please select the existing housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

Add 'Market' residential units

### Market: Existing Housing

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	3	0	1	0	0	4
Total	3	0	1	0	0	4

Total proposed residential units

7

Total existing residential units

4

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

## 18. Employment

Will the proposed development require the employment of any staff?

Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

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).

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.

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.

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 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.

## 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

## 25. Ownership Certificates and Agricultural Land Declaration

under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)