

Application ref: 2018/2014/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 22 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Stuart Henley & Partners
6 Wrotham Business Park
Barnet
EN5 4SB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
100-104 Fortune Green Road
London
NW6 1DS

Proposal:

Erection of mansard roof extensions and first floor side/rear infill extensions with associated works to convert the properties from 2 x studios, 3 x 1 bed and 1 x 2 bed flats, to form 3 x studios, 3 x 2 bed and 1 x 3 bed flats

Drawing Nos: 4998_01, 4998_02, 4998_03, 4998_04A, 4998_05B, 4998_06A, 4998_07, 4998_08A, 4998_09A, 4998_10A, 4998_11, 4998_12, 4998_13, 4998_14, 4998_16, 4998_17, 4998_E01, 4998_E02, 4998_E03 & 4998_E04

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 4998_01, 4998_02, 4998_03, 4998_04A, 4998_05B, 4998_06A, 4998_07, 4998_08A, 4998_09A, 4998_10A, 4998_11, 4998_12, 4998_13, 4998_14, 4998_16, 4998_17, 4998_E01, 4998_E02, 4998_E03 & 4998_E04.

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

- 4 The mansard roof extensions at nos. 100, 102 & 104 Fortune Green Road must all be completed in their entirety prior to the first occupation of the development hereby approved.

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 Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The application site comprises of three mid-terraced, three storey properties, with commercial grounds floor units and residential accommodation above. The properties are within the Fortis Green Neighbourhood Centre, though the site is not within a conservation area and there are no nearby listed buildings.

Proposed are first floor flat roofed infill extensions (5m length x 1.85m width) and mansard style roof extensions (spanning the full footprint of the existing flat roofs) to the three properties, to accommodate the replacement of 6 smaller residential units (2 x studios, 3 x 1 bed and 1 x 2 bed flats) with 7 larger self-contained residential flats (3 x studios, 3 x 2 bed and 1 x 3 bed flats). No alterations are proposed to the ground floor commercial units.

Residential flats are already established within these properties above the ground floor commercial units. The proposed development to form better quality/higher density residential accommodation on this site is therefore considered to be acceptable in land use terms.

Policy H6 of the Camden Local Plan outlines the mix of residential units appropriate for proposals such as this, with 2 and 3 bedroom units in most demand. Whilst 3 x studios (low demand) are proposed as part of the scheme, it is acknowledged that the existing building contains 2 x studios and 3 x 1 bed units. The proposal would result in 3 x 2 bed units and 1 x 3 bed, both of which are in high demand in Camden in accordance with Policy H6. It is additionally acknowledged that the existing accommodation is of poor quality, with a unit which is not self-contained (requiring access to a bathroom elsewhere in the building). Whilst it is therefore accepted that the 3 x studio units does not represent an ideal proposal, given the increase in the number of larger (more desirable) units and the increase in the quality of accommodation provided (assessed further below), this is considered to be acceptable.

The proposed units would all exceed minimum space standards as required by the Technical Housing Standards - Nationally Described Space Standards (2015). The bedrooms would also exceed the minimum space standard of 11.5sqm for a double occupancy bedroom and 7.5sqm for a single occupancy room. The units would additionally have an acceptable head height, with a minimum 2.3m internal height for at least 75% of the footprint of the accommodation (as required by the Nationally Described Space Standards (2015)). All units would be dual aspect and appropriately stacked, with good access to daylight and sunlight. Whilst no amenity space is provided as part of the scheme, given the constraints of the site, and the existing situation/quality of residential accommodation, on balance, this is considered to be acceptable. On this basis, the proposal would represent a good quality of accommodation.

Whilst the first floor infill additions presented are not typically encouraged within Camden, it is noted that these infill areas are narrow and offer little in terms of amenity to the windows to the rear elevations of the main properties. It is also noted that various additions exist within the area, that the proposal is appropriately designed/scaled to ensure its subservience, and that they would remain a full storey below the ridge of the main property (in accordance with CPG Design (2018)). It is considered that these elements would not constitute

harm to the character and appearance of the properties or surrounding area, and whilst they would be publically visible in glimpses, they would not cause harm to these views. It is also noted that the second floor extensions are having the 'lean to' roofs replaced with flat roofs which is considered to be an improvement on the appearance of the rear elevation. On this basis, in this unusual instance, the proposed first floor rear infill additions are considered to be acceptable.

- 4 The proposed mansards across the three properties would project above the flat roofs of the immediately adjoining neighbours each finishing with built up brick party walls. The mansards would sit behind the existing front parapet, and with no parapet to the rear, would finish in line with the rear elevations of the properties (in a similar style to the existing example at no.96). The mansards would be finished in hanging slates, with brick built party walls to the sides.

It is acknowledged however that mansards are common within the vicinity, including at the adjoining no.106 (and 108) and at nos. 88-94 Fortune Green Road. Given this surrounding context, mansard roof extensions to properties of this type in this location are considered to be acceptable in principle. The mansards have been appropriately designed with a hanging tile finish and dormer windows of an appropriate scale aligned with the fenestrations of the floors below (to the front elevation). It is considered that the overall siting, scale and design of the proposed mansards is considered to be acceptable and would not result in harm to the character and appearance of the properties or the surrounding area.

Given the above assessment, the proposal is considered to be acceptable in terms of its design and impact on visual amenities of the area.

Given that the mansards would be contained to the footprint of the main properties, and would remain an acceptable distance from residential units to the front and rear, they would not result in undue harm to neighbouring residential amenities. Whilst there may be some additional level of overlooking at this height, this is considered not to constitute undue harm in terms of overlooking/loss of privacy (particularly given the windows would only face the front and rear).

The first floor rear infill additions would finish prior to the existing rear elevations of the outriggers, and would be contained to recessed areas. As such, they would not result in undue harm to neighbouring residential amenities in terms of daylight, sunlight, outlook or overlooking.

Whilst the proposal would result in an increase in the intensity of the residential use on site, the development is considered to be of an appropriate density and would not result in undue harm to neighbours in terms of noise disturbance or any other form of residential amenity.

Whilst no cycle storage details have been provided, the development would need to accommodate 1 cycle space per studio/1 bed, and 2 for every other unit (11 total) which are secure and fully enclosed in order to comply with Policy T1 of the Camden Local Plan and London Plan Policy 6.9. Given that no ground floor space is available on site however, it would not be practicable to

provide cycle storage, and in this unusual instance, the lack of provision is considered to be acceptable.

No comments were received following public consultation (and re-consultation following amendments) on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

The proposed units shall be 'car free developments' restricting parking permits of future occupiers through a S106 agreement in accordance with Policy T2 of the Camden Local Plan.

Policy H4 of the Camden Local Plan seeks a contribution to affordable housing where 1 or more additional homes are provided and this provision involves additional residential floorspace of 100 sq m GIA or more. Policy H4 provides for schemes with capacity for fewer than 10 additional homes to make a payment in lieu of affordable housing, so a financial contribution is the appropriate approach.

- 5 The proposal would result in an additional GIA of 142sq. m of residential floorspace (113sq. m mansard extensions, 29sq.m first floor rear additions (3 x 9.8sq. m extensions)). This would generate an affordable housing target of 2%. For schemes involving less than 10 additional homes/1,000 sq. m added residential floorspace, a payment in lieu should be made. The current payment rate is £2,650 per sq. m GEA, so the GIA would need to be converted into GEA. At a conversion factor of 1.25 x GIA the GEA would be approximately 177.5sq. m. As such, the payment required would be $177.5 \times 2\% \times £2,650 = £9,407.50$. This has been agreed with the agent for the application and a contribution shall be secured via S106 agreement attached to this permission.

As such, the proposed development is in general accordance with policies H1, H4, H6, C5, A1, D1, CC3, T1 and T2 of the London Borough of Camden Local Plan 2017, The London Plan (2016) and the National Planning Policy Framework (2018).

- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 7 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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