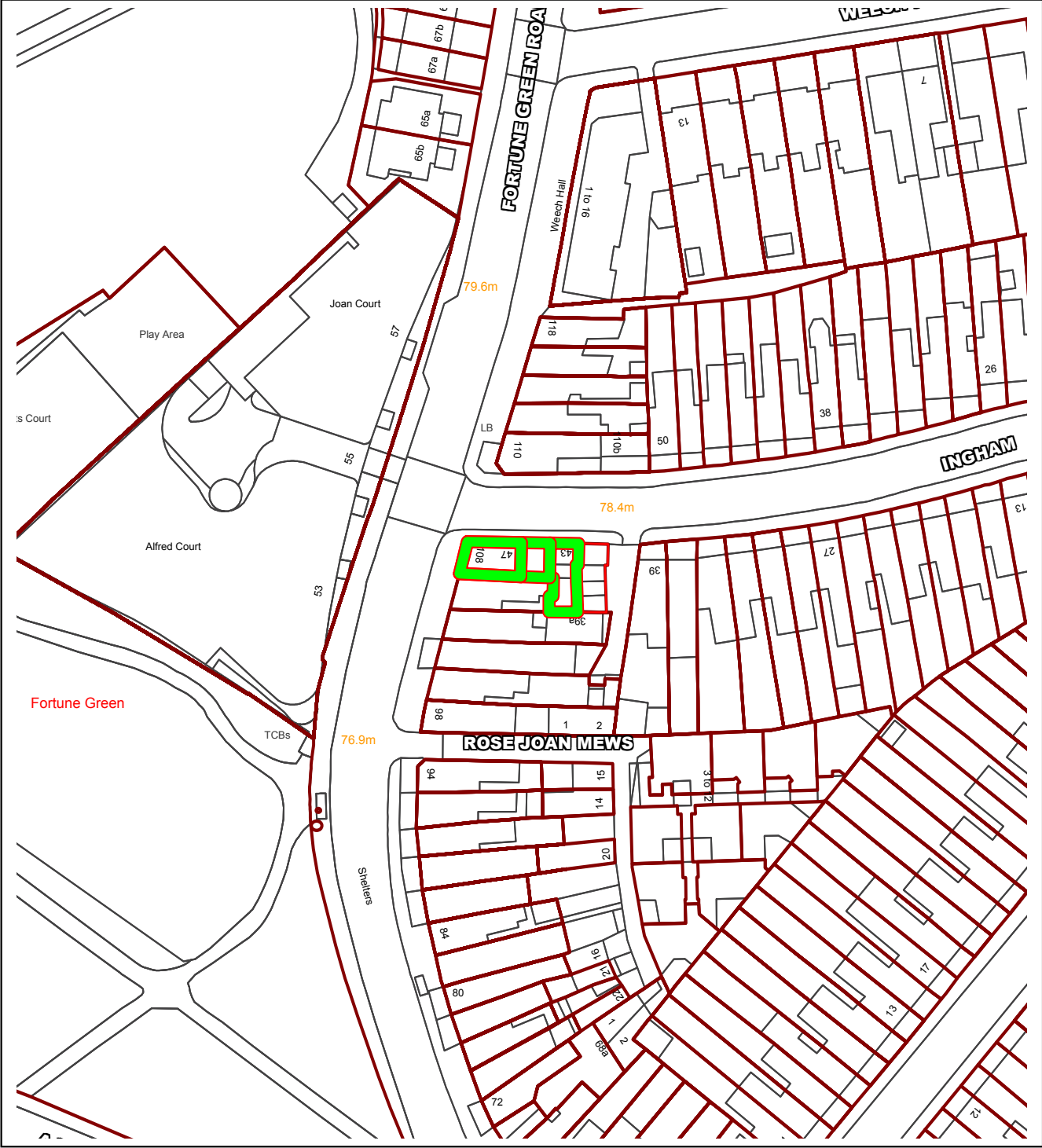


41-47 Ingham Rd & 108 Fortune Green Rd



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Images – 41-47 Ingham Road and 108 Fortune Green Road



Photo 1 – looking south down Fortune Green Road



Photo 1 – looking east down Ingham Road



Photo 3 – looking north up Fortune Green Road

Delegated Report		Analysis sheet		Expiry Date:		12/02/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		12/03/2018	
Officer				Application Number(s)			
David Fowler				2018/4870/P			
Application Address				Drawing Numbers			
41-47 Ingham Road and 108 Fortune Green Road London NW6 1DG				<i>Please refer to draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of additional storey to Ingham Road elevation of nos. 41-47 and part 1/part 2 storey extension to 108 Fortune Green Road, in association with addition of 3 new flats and re-configuration of existing flats.							
Recommendation(s):		Grant conditional planning permission subject to section 106 legal agreement					
Application Type:		Full planning permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>3 objections were received from the owner/occupier of 2 properties located on Fortune Green Road and another local resident who did not give their address, on the following grounds:</p> <ul style="list-style-type: none"> - Loss of light – reducing to 0.78 which is below the 0.8 suggested target - Skylights have not been reviewed <p><i>Officer's response: See 'Amenity' section. 0.78 only very slightly exceeds the suggested target. The most affected windows are at lower floor levels and the skylights would not fall below 27% VSC.</i></p> <ul style="list-style-type: none"> - Noise and dust from building works – will happen at the same time as new-born baby expected, same time as son studying for GCSE's, disturbing a writer. - Congestion. <p><i>Officer's response: A CMP would be secured via section 106 which would ensure noise, dust and congestion issues were minimised.</i></p> <ul style="list-style-type: none"> - Loss of privacy <p><i>Officer's response: The additional windows are not considered to be in close enough proximity to create significant, direct overlooking of other windows.</i></p> <ul style="list-style-type: none"> - Area already over-dense <p><i>Officer's response: The height and number of flats proposed within the building is not considered excessive.</i></p> <ul style="list-style-type: none"> - There is no parking. <p><i>Officer's response: The 3 new flats would be secured as car-free via the section 106 legal agreement.</i></p>			
Local groups comments:	No comments received.			

**Other consultee
comments:**

No comments received.

Thames water – no objection.

Site Description

- 1.1 The site is located on the corner of Ingham Road and Fortune Green Road and relates to the existing residential units on the first and second floors above the estate agent on the corner and at ground and first floor level along Ingham Road. 5 flats are currently accommodated within the site. The site is within the Fortune Green Local Centre. The site is not within a conservation area and there are no listed buildings or locally listed buildings on or close to the site.

Relevant History

- 1.2 The following planning history is relevant to this site:
- 1.3 PW9902407 – 41 Ingham Road; Appeal allowed for “The demolition of a single storey garage and the erection of a two storey extension to provide a self contained one bed flat”. Appeal allowed 17/08/1999.
- 1.4 PWX0302207 – 43 Ingham Road; Appeal dismissed for “The erection of a rear second floor level mansard roof extension to provide additional habitable accommodation for a flat.” Appeal dismissed 16/12/2003.
- 1.5 2003/2401/P – Permission granted 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.” 21/11/2003.

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 - Managing the impact of development

A3 - Protection, enhancement and management of biodiversity

D1 - Design

D2 – Heritage

D3 - Shopfronts

H1 – Maximising Housing Supply

H4- Maximising the supply of affordable housing

H6 - Housing choice and mix

H7 - Large and small homes

T1 - Prioritising walking, cycling and public transport

T2 - Car-free development and limiting the availability of parking.

TC1 - Quantity and location of retail development

TC2 - Camden’s centres and other shopping areas

TC4 - Town centres uses
DM1 - Delivery and monitoring

Camden Planning Guidance (2011/2015)

CPG 1 Design
CPG Housing
CPG 6 Amenity
CPG 7 Transport
CPG 8 Planning obligations
CPG Biodiversity

Fortune Green and West Hampstead Neighbourhood Plan

Assessment

1. Proposal

- 1.1. The proposals are for the erection of part-one/part-two additional floors on top of the existing 2-storey Ingham Road elevation and the addition of one additional floor above No. 108 Fortune Green Road to create 3 new flats on the site. The proposals would increase the GIA by 89sqm.
- 1.2. During the course of the application, the proposals were amended, with side-facing windows which looked directly over 106 Fortune Green Road being removed, as officers considered they could restrict potential development of this site in the future.

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Land use
- Design and conservation
- Amenity
- Trees
- Transport

3. Land use

- 3.1. Residential use is the Council's priority land use and is supported. Under the proposals there would be an increase of 89sqm which does not trigger the need for affordable housing (which is at 100sqm).

4. Design and conservation

- 4.1. The surrounding townscape is varied in character in terms and scale and architectural style. The eastern side and northern side of Fortune Green Rd are characterised predominantly by buildings at ground plus two and three storeys with a varied roofline formed by buildings largely from the early twentieth century. The initial proposals have been reduced through the pre app process to the equivalent scale of the unimplemented consent scheme in 2003 (Ref: 2003/2401/P). As such the proposed alterations are now the same height and form as the building on the opposite side of the junction on Fortune Green Road. The additional storey to the terrace along Ingham Road is

considered to be of an appropriate scale for this street, and acceptable in the context of the remainder of the parade

4.2. The materials and fenestration will replicate those of the existing building, with second hand bricks and hardwood glazing bars which would follow the existing fenestration pattern, which is considered to be acceptable. The elevations to both Ingham Rd and Fortune Green Rd show the roof extensions capped with a cornice with a dentil detail, which is considered to provide a suitable termination to building.

5. Amenity

5.1. The proposed extension would bring the building up to a similar height to what was approved under planning reference 2003/2401/P). A daylight and sunlight report has been submitted which demonstrates the impact of the proposed extensions. This report assesses properties within 106 and 110 Fortune Green Road. Of all the windows assessed, only 1 would fall below the BRE guidelines, with a resultant VSC of less than 27% and a decrease of more than 20%. However, the decrease in light would be just 22% and given this small margin is considered acceptable.

5.2. The windows facing directly over the neighbouring property have been removed from the application. There would be no material increase in the potential for overlooking arising from the proposals.

5.3. The increase in residential floorspace is considered acceptable. All of the flats would comply with the Nationally Described Floorspace Standards. One of the new flats would be single-aspect north-facing, as per one of the existing flats on site. However, given the orientation of the existing buildings on site, this is considered acceptable in this instance,

6. Trees

6.1. No trees are proposed to be removed in order to facilitate development. There is an LB Camden-owned birch tree on the highway on the Ingham Road frontage of the site in close proximity to the existing building. The tree has been previously been reduced and is reduced in size on a cyclical basis. It is considered that development could be implemented without adversely affecting the birch tree although the additional storey will be in close proximity to the crown of the tree. A condition is attached to ensure details of tree protection are submitted to the Council for approval.

7. Transport

7.1. A bike and bin store would be provided within the ground floor, directly accessible from the street, which is welcomed. The cycle parking would be secured via condition. A CMP and a monitoring fee are secured via section 106 and would mitigate construction impact. The 3 new flats would be car free and this would also be secured as part of the s106 legal agreement.

8. Conclusion

8.1. The proposed increase in residential floorspace is supported. Officers consider there would not be a material impact on the amenity of neighbouring properties given the scale and location of the extensions. The protection of the tree on Ingham Road would be secured via condition. Overall the proposals are considered to comply with the Camden Local Plan and the policies and principles of the Fortune Green and West Hampstead Local Plan.

9. Recommendation

Grant conditional planning permission subject to section 106 legal agreement to secure a CMP and

three car-free flats.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on the 17th of December 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



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

Tel 020 7974 4444

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

Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

Application Ref: **2018/4870/P**

11 December 2018

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**41-47 Ingham Road and 108 Fortune Green Road
London
NW6 1DG**

Proposal:

DECISION
Extension of existing building to create 3no. additional flats involving; retention of existing estate agent at ground floor; erection of 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 subdivision of existing Flat 47 (a 3b4p unit over first and second floors above No. 108 Fortune Green Road) to create 2x 1b1p units.

Drawing Nos: Existing plans: 1802 S001, 1822 AP010, 1822 S012, 1802 S006 A.

Proposed plans and documents: 1802 AP110C, 1802 AP106C, 1802 AP113, Planning, Design and Access Statement (October 2018) Michael Burroughs Associates, Arboricultural Report (October 2018) Tretec, Daylight and Sunlight Report (19 October 2018) Anstey Horne.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1802 AP110C, 1802 AP106C, 1802 AP113, Planning, Design and Access Statement (October 2018) Michael Burroughs Associates, Arboricultural Report (October 2018) Tretec, Daylight and Sunlight Report (19 October 2018) Anstey Horne.

Reason:

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

- 4 The details of the following shall be submitted to, and approved in writing by, the Local Planning Authority before any work is commenced on the relevant part of the development.

- (a) Details of facing materials
- (b) Details including sections at 1:10 of all windows (including mouldings) and external doors and door frames
- (c) Details including materials of all balconies and roof terraces including balustrades
- (d) Details of the cornice with material samples if appropriate

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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 5 A sample panel (of no less than 1m x 1m) of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the local planning authority in writing before the relevant parts of the works are commenced. The development shall be carried out in accordance with the approval given.

The sample panel shall be retained on site until the work has been completed.

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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The approved cycle parking shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 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 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.

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.

Yours faithfully

DRAFT

Supporting Communities Directorate

DECISION

Executive Director Supporting Communities