



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

Our ref: E/4108

28<sup>th</sup> May 2019

Dear Sir / Madam

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

1. This letter accompanies a minor material amendment application under s.73 of the Town and County Planning Act 1990 to modify planning consent **2018/4870/P** granted on 19 February 2019 for *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.*
2. The planning consent involved extending the existing building to create 3no. additional flats and an extension to existing Flat 41. It involved the following operations:
  - 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.
3. The minor material amendment seeks consent to provide 1no. additional flat (43c) at third floor level on the Ingham Road elevation. The amendment is required as the

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consented scheme is unfortunately, unviable once the CIL contributions and s.106 financial contributions are paid.

4. The scale and nature of the amendment is not substantially different from the February 2019 planning consent.
5. This Statement should be read in conjunction with the Planning Statement submitted with the previous application that is at **Annex 1** and contains wider contextual material. This statement focusses on the slight elevational differences between the extant consent and the proposal.

#### **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 AP206 Proposed Floor Plans;
  - 1802 AP210 Proposed Elevations; and
  - 1802 AP113 Section BB (part)-Proposed & 2003 Consent.

#### **The Proposal**

7. The application seeks to retain the consented bulk and mass whilst providing 1no. additional flat (43c) at third floor level on the Ingham Road elevation (to the rear of consented flat 47c).
8. This creates an additional 1b1p flat which satisfies the 37 sqm standard.
9. The additional unit is setback to avoid the future occupant impacting the street tree.

#### **Ingham Elevation (North Elevation)**

10. The elevation below shows the consented scheme in blue outline and the existing building in red outline. The proposed additional flat respects the fenestration of the lower floors and sits well below the ridge line of the Fortune Green Road element.

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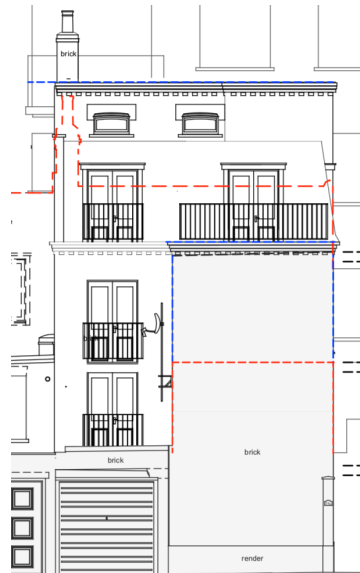
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### Rear Elevation (East)

- The rear elevation follows the fenestration pattern of the first and second floors below.



- Prior to formal submission, we contacted the previous Case Officer for an informal opinion. He advised

*Yes I discussed your proposals with an Urban Design Officer. We have concerns with the revised proposals that these lose the clarity and simplicity of the original proposals and would appear incongruous. We recommend that you proceed with the consented scheme.*

- We disagree with this conclusion. It will be seen that the proposal will be subservient to the main front building in a similar way to the previous consent and creates a softer transition.

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14. The proposal has been designed to respect the character and appearance of the area and preserve the living conditions of the neighbouring properties.
15. As the comparison elevations show, the effect of the proposed changes on the immediate context is insignificant. No changes are proposed in the current scheme to the approved materials.
16. It follows that the revised proposal's impact will not differ materially from that of the previous approval.
17. The proposal makes insignificant changes to this approved development and its effects will be similarly insignificant. It will improve the viable use of the proposal consistent with the Council's aim to maximise housing supply which it regards as the priority land use in the Local Plan.
18. I look forward to discussing the application with the allocated Case Officer in due course.

Yours sincerely

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