



Application ref: 2018/4190/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 2 May 2019

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

Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
12c Fortress Road
London
NW5 2EU

Proposal:

Conversion of pitched roof to a mansard roof for the creation of a self-contained 2 bedroom flat (Class C3).

Drawing Nos: FRTSS_S202, FRTSS_L000, FRTSS_P203, FRTSS_P204, FRTSS_S201, FRTSS_P201, FRTSS_P202, FRTSS_E202, FRTSS_L201, FRTSS_S002, FRTSS_E201, FRTSS_P003, FRTSS_P004, FRTSS_S001, FRTSS_P002, FRTSS_L001, FRTSS_P001, FRTSS_E002, FRTSS_E001, Planning Design and Access Statement (by Drawing and Planning August 2018).

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: FRTSS_S202, FRTSS_L000, FRTSS_P203, FRTSS_P204, FRTSS_S201, FRTSS_P201, FRTSS_P202, FRTSS_E202, FRTSS_L201, FRTSS_S002, FRTSS_E201, FRTSS_P003, FRTSS_P004, FRTSS_S001, FRTSS_P002, FRTSS_L001, FRTSS_P001, FRTSS_E002, FRTSS_E001

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

Informative(s):

- 1 Reason for granting permission-

Planning permission has previously been granted for an identical scheme in 12.2.16 ref 2015/6469/P which remains extant. Circumstances of the site have not changed here, although the Council has since adopted a new Local Plan in 2017. However the scheme continues to be acceptable for the same reasons as before, subject to another S106 legal agreement on car-free housing.

The creation of a new self-contained 2 bedroom flat would comply with the Camden Local Plan. Policy H1 seeks to maximise the supply of homes and minimise their loss. Policy H7 seeks to ensure that all residential development contributes to meeting the dwelling size priorities of the Local Plan. The creation of two bedroom dwellings is categorised as high priority within the borough, and therefore the proposal would support the Council's priorities and add to the range of the borough's dwelling stock.

The two bedroom flat would have an internal floorspace of approximately 61sqm meeting the minimum national internal space standards. The flat layout and room size provide an acceptable standard of residential accommodation in terms of area.

No exterior amenity space is provided for the dwelling. However, on balance the good standard of internal layout and the constraints of the site mean the lack of external amenity space is outweighed by the benefit of providing a two bedroom dwelling.

The proposed conversion of the pitched roof to a mansarded one is considered to be appropriate within the context of the site. The site is on the corner of Fortress Road and Falkland Road and is prominent within the streetscene. The surrounding buildings feature a variety of roof types including mansard roofs at no 10 Fortress Road opposite and at No. 28-34 Fortress Road. The lack of any prevailing roof type and the examples of mansard roofs in the immediate

location provide a local context that is acceptable to the principle of the proposed mansard roof extension on the site. The size and form of the proposed mansard roof extension with dormers would reflect design guidance in Camden Planning Guidance CPG1.

The site has a very good Public Transport Accessibility level (PTAL) of 6a, thus the creation of a new dwelling here needs to be 'car-free' which would be secured by a S106 legal agreement to ensure future residents do not have access to onstreet parking permits. The requirement for onsite cycle storage is not considered to be practical within the constraints of the site and therefore the cycle storage provision would not be required.

The mansard roof is not considered to harm the amenity of neighbouring properties in terms of light, outlook or privacy.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H7, D1, T1, T2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2018.

- 2 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).
- 3 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.
- 4 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.

- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 6 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer