

planning application to convert the existing 1x1b, 1x2b & 1x3b accommodation into 6 x 1b with second & third floor rear extensions at **6 Fortess Rd, LONDON NW5 2ES**

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### **1. Existing Building**

- a. The existing building was built at the end of the 19thC as a post office with a home for the postmaster above the shop
- b. The rear of the building has undergone various alterations.
- c. The building is not listed
- d. The front elevation has interesting original mosaics.
- e. The current proposal has no effect on the street elevation of the building

### **2. Planning Context**

- a. It is part of the designated Kentish Town Town Centre frontage
- b. The building is close to but outside the Kentish Town Conservation Area
- c. It lies on the edge of the Kentish Town Planning Framework Area (policy in draft)

### **3. Urban Context**

- a. The building is part of a very long strip of small-plot commercial development AKA high street urbanism. The related architecture is very varied reflecting the dynamic condition of the commercial street (by contrast to the residential streets behind where uniformity and limited change are the rule).
- b. Behind 6 Fortess Rd is a conventional grid-like network of 19thC streets lined with 3 & 4 story houses most of which are small-plot types
- c. Local services including transport, shopping, education, medical and cultural facilities are locally excellent

### **4. Planning History**

- a. As far as we can tell, the formal planning history of 6 Fortess Rd is as presented in appendix B
- b. The building itself & the planning record show these changes
  - i. Conversion of rear part of shop into a 1b maisonette with access from Falkland Place
  - ii. Extension of the first floor to the rear
  - iii. Internal alterations including insertion of new steel structure
  - iv. Formation of new roofspace (design dated 1990)

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**5. Existing & proposed accommodation**

a.

EXISTING	GIA (m <sup>2</sup> )
shop (inc ancillary space in basement)	71
ground floor 1 bed rear maisonette	51
first floor 2 bed flat	74
second floor 3 bed maisonette	85

b.

PROPOSED	GIA (m <sup>2</sup> )
shop (inc ancillary space in basement) (unchanged)	71
ground floor 1 bed rear maisonette (unchanged)	51
first floor rear 1b studio/flat	38.5
first floor front 1b studio/flat	39
second floor rear 1b studio/flat	38.5
second floor front 1b studio/flat	39
third floor 1b studio/flat in roofspace	41

**6. 1 bed accommodation**

- a. The building has had a mix of dwelling sizes since the 90s. The new accommodation meets local demand from single professionals for privacy & separate bathrooms
- b. Regarding Camden local plan policy H7, mix of dwelling sizes is subject to a flexible approach from the LPAs which is emphasised in the documents relating to the nearby development of Willingham Terrace garages as 22 1b studios by Pocket Living
- c. The proposed accommodation improves the manageability of the building
- d. Camden's local plan state about 40% of the boroughs households are one person
- e. The proposed flats comply with GLA's guidelines i.e "recommended minimum area of a one person, one bedroom dwelling is 37 sq m where the dwelling has a shower room"

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## **7. Amenity**

- a. The proposed changes to the building will improve amenity for its residents by giving them greater privacy & access to their own bathrooms
- b. Neighbouring spaces are not affected by the rear extensions

## **8. Design**

- a. The rear extension at 2nd floor follows the outline of the extension below it
- b. Its treatment matches the existing building
- c. The roofspace extension appears as a full-width zinc clad space from the rear
- d. The roofspace narrows around the bedroom so it is masked by the existing front gable (like the existing arrangement)
- e. The flat layouts follow the pattern of designs approved at Willingham Terrace (2013/7338/P) and elsewhere in NW5 which are deemed to be good design
- f. The proposed staircase replaces a confusing and somewhat haphazard vertical circulation space with legible space

## **9. Investment**

- a. The proposed internal reconfiguration and extensions provides a long-standing & well-regarded PRS landlord with the opportunity to invest in
  - i. Better vertical circulation to improve fire safety and general legibility of the building
  - ii. Better organisation of lettable space to account for the preferences of renters
  - iii. Improved services
    1. Bathroom fittings
    2. HW services e.g upgraded boiler
    3. Rewiring including enhanced fire warning
    4. Rationalised waste
  - iv. Improved fabric
    1. Compliant thermal performance in extensions
    2. Window replacement removing drafts & introducing double-glazing
    3. Improved sound insulation in floor structure & partitions

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Appendix 1-planning history

Application Number	Site Address	Development Description	Status	Date Registered	Decision	drawing
<a href="#">2006/0544/P</a>	6 Fortress Road London NW5 2ES	Retention of existing self-contained lower ground and ground floor studio maisonette (Class C3) from former ancillary storage space to the above retail unit (Class A1).	FINAL DECISION	38754	Granted Subject to a Section 106 Legal Agreement	<a href="http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3834188/file/document?inline">http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3834188/file/document?inline</a>
<a href="#">9500209</a>	6 Fortress Road NW5	Erection of a single storey rear extension to the shop as shown on plan number OPAS/01.	FINAL DECISION	34739	Grant Full Planning Permission (conds)	<a href="http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3500136/file/document?inline">http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3500136/file/document?inline</a>
<a href="#">9100411</a>	6 Fortress Road NW5	The erection of a rear extension at second floor level to the existing self-contained flat as shown drawing Nos PMB/91/119/1C and 2B	FINAL DECISION	33345	Refuse Full or Outline Permission	<a href="http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3499786/file/document?inline">http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3499786/file/document?inline</a>
<a href="#">8903696</a>	6 Fortress Road NW5	Change of use to provide a two bedroom flat and a three bedroom maisonette together with the erection of a two storey rear extension for shop and residential use and the provision of a rear dormer window as shown on drawing no. 364/A as revised on 13.03.90.	FINAL DECISION	10-11-1989	Grant Full or Outline Perm. with Condit.	<a href="http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3490298/file/document?inline">http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/3490298/file/document?inline</a>