

## **80 Fortune Green Road - Planning History Summary**

### July 1970

The formation of two units of the residential accommodation on the upper floors of No. 80 Fortune Green Road – Granted - Application Ref: 9358

*Plans show ground floor as shop unit with workshop to the rear. Two flats in the stories above are granted by the permission. Dining room on the ground floor appears to be linked to the commercial use but not 100% clear.*

### July 1970

The change of use from a builder's showroom and office to a "do-it- yourself" shop of the ground floor of No. 80 Fortune Green Road - Granted - Application Ref: 9323

*No plans available. Change of use under old use class category. Would no longer require permission as both would be considered an A1 use. Not a relevant consideration.*

### January 1971

The change of use of ground floor from a shop to Doctor's Surgery at No. 80 Fortune Green Road, N.W.6. Granted (limited period) - Application Ref: 10414

*No plans available. Only granted for 1 year period.*

### June 1971

The continued use of the ground floor shop premises at No 80 Fortune Green Road, N.W.6. as a doctor's surgery. Granted (conditional) - Application Ref: 11349

*No plans available. Personal planning permission related to Dr Salim Mahmud only and not the land. Runs concurrent with the A1 use class.*

### April 1977

Use of garage for handicraft wire work – Granted (conditional) – Application Ref: 24370

*No Plans available. Personal permission to Mr R Gonzales only, after which it would revert to the authorised use for parking purposes.*

### March 1983

Change of use of the first floor and part of the ground floor from 1 residential to doctor's surgery for use in association with the existing part ground floor surgery and the erection of an external staircase at the rear. Granted (conditional) – Application Ref: 35847

*Drawings do not make it clear what part of the ground floor is changing use but from comparing with the 1970 plan it appears to be the "dining area" which we assume to have been related to the A1 use rather than the C3. Nevertheless, the decision notice states that this is a personal*

*permission to Dr Mahmud, after which the land shall revert to the lawful use for residential purposes. Whilst this may mainly relate to the first floor, it may be argued that it relates to the "dining area" too.*

#### January 1990

The erection of a ground floor rear extension to doctors surgery to provide additional consulting room and treatment suite as shown on drawing nos 4001/P/011 A 4001/P/012 and 80FGR 010 as amended to omit second floor extension as revised on 16 July 1990 and 1 August 1990. Granted Application Ref: 9005063

*No plans available and no conditions applied relating to personal use. As such the lawful use of this extension is D1 (although no plans showing the full extent). This permission is a potential concern as it may be argued it regularises the existing use. It would be worth requesting the plans from the Council to see where the red line sits and what the existing and proposed drawings show. The development description does however make it clear that the application relates to an extension only.*

#### July 1990

Second floor extension to provide bedroom for caretaker's bedsit flat ancillary to doctors' surgery use on ground and first floors as shown on drawing no. 400/P/13. Granted – Application Ref: 9005670

*Plans available. Small rear addition to second floor flat.*

#### March 2007

The erection of a rear extension at second floor level for the flat at that level and the erection of an additional storey to the main building to provide a studio flat. Granted subject to a legal agreement - Application Ref: 2007/1233P

*Full details available including plans and officers report. Plans illustrate existing layout of doctors surgery and the proposal for mansard roof flat (second storey rear extension similar to that previously approved). Officers report does not review planning history and only discusses matters relevant to the extension (e.g. overlooking and amenity).*

#### April 2008

Revision to planning permission granted on 08/10/07 (2007/1233/P) for the erection of a rear extension at second floor level for the flat at that level and the erection of an additional storey to the main building to provide a studio flat namely, installation of obscure glazed screening and a new door on the rear elevation at rear second/third floor half-landing level, all in connection with use of new rear flat roof as a terrace. Refused and appeal dismissed – Application Ref: 2008/1015/P

*Not relevant as appeal dismissed. No relevant info in appeal decision.*

#### August 2008

Erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor D1 floorspace to create a first floor studio flat accessed from Rose Mews. Granted (subject to a legal agreement) Application Ref: 2008/2396P

*Full details available including plans and officers report. No land use objections as the loss of D1 is only small and will not affect the continued use of the (now) dental surgery.*

March 2012

Amendment to planning permission granted on 10/02/09 (Ref: 2008/2396/P) for the erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor (Class D1) to create a first floor studio flat accessed from Rose Mews, namely for alterations to roof profile, omit maple cladding and replace with render on rear elevation, no change of use of D1 at ground floor and installation of external metal staircase from ground to first floor level on rear elevation. Granted subject to a legal agreement. 2012/1219/P

*Full details available including plans and officers report. Internal staircase now external so no loss of D1.*