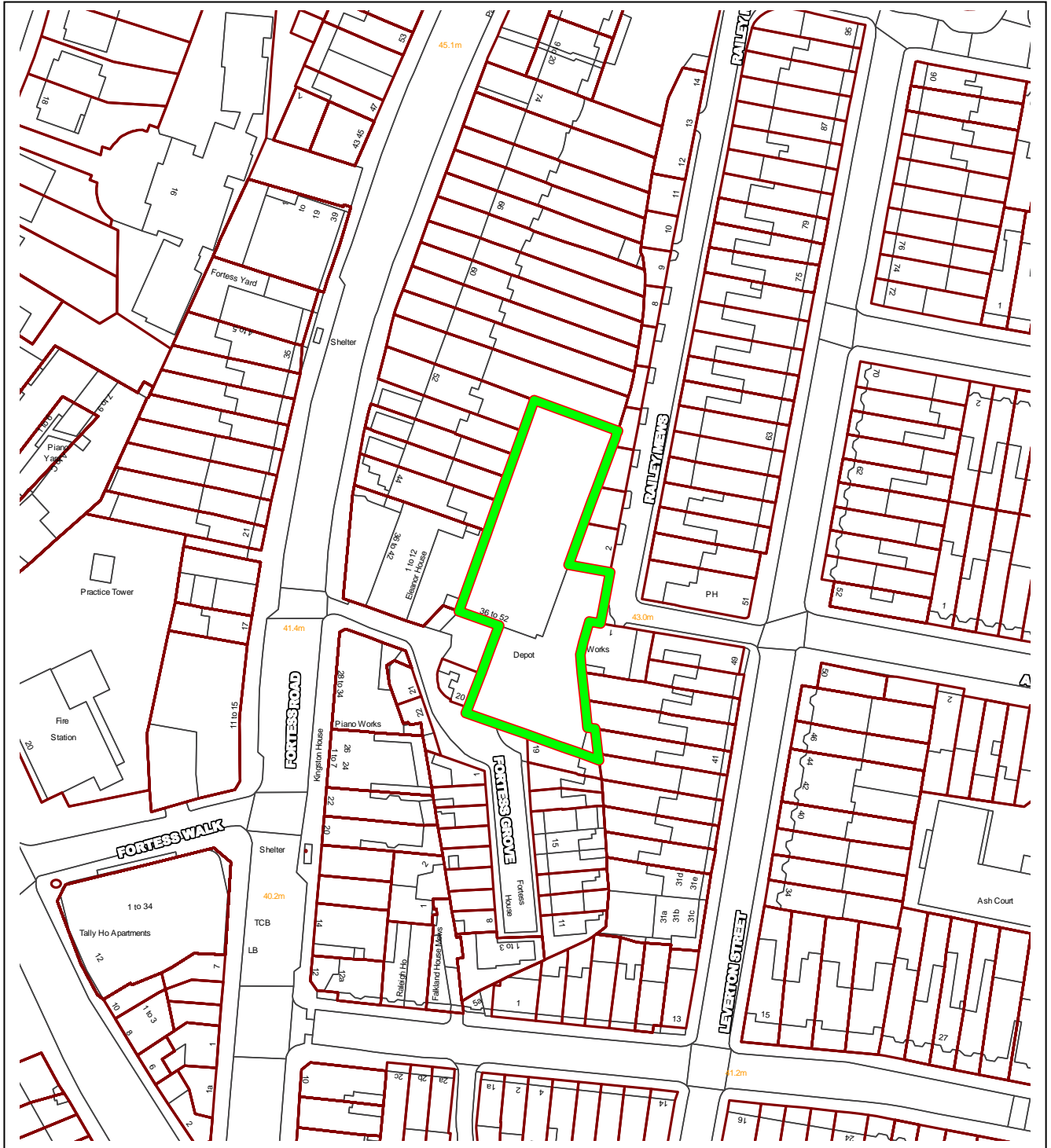
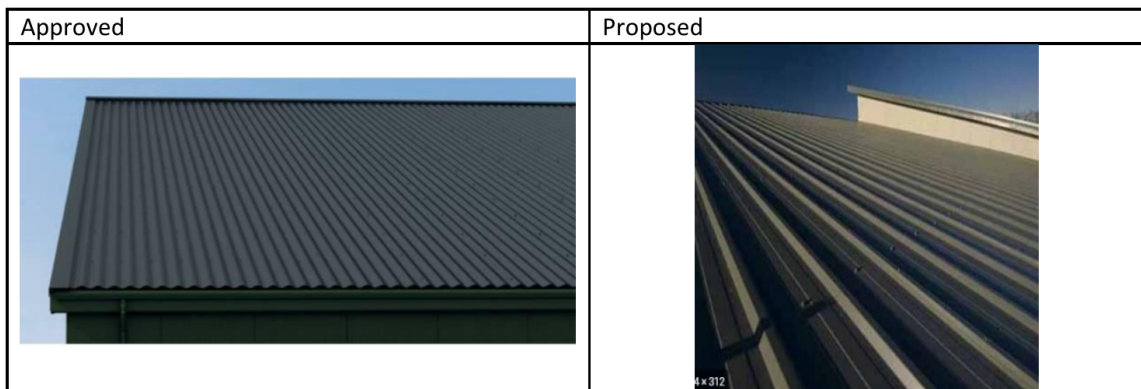


2020/3937/P – Workshop R/O 38-52 Fortress Road, Fortress Grove, NW5 2HB



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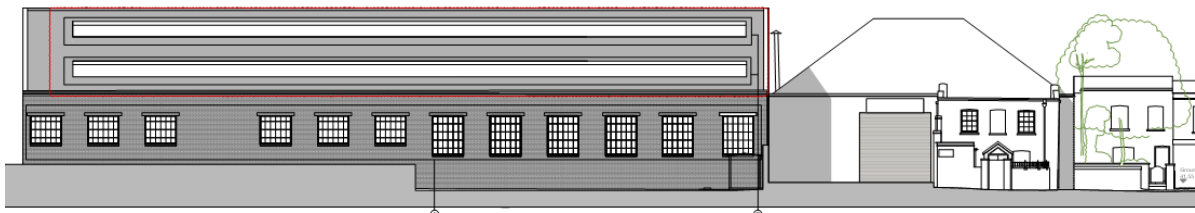
2020/3937/P – Workshop R/O 38-52 Fortess Road, Fortess Grove, NW5 2HB



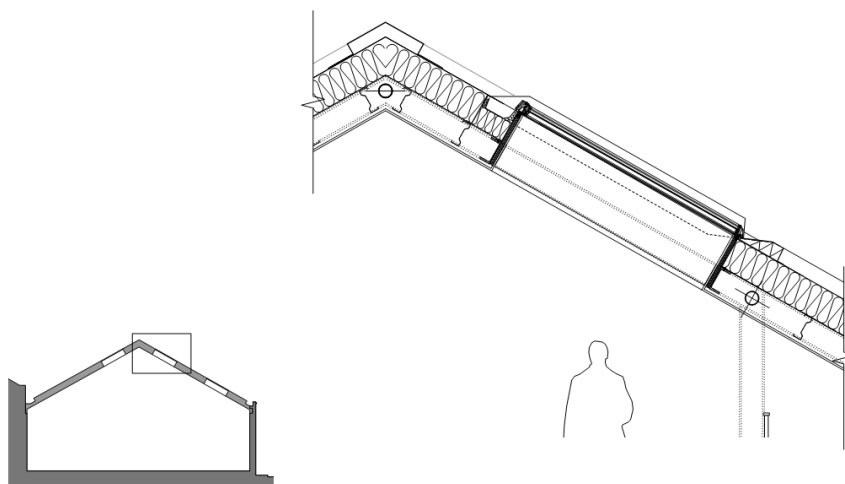
- 1) Previously approved and proposed roof covering material.



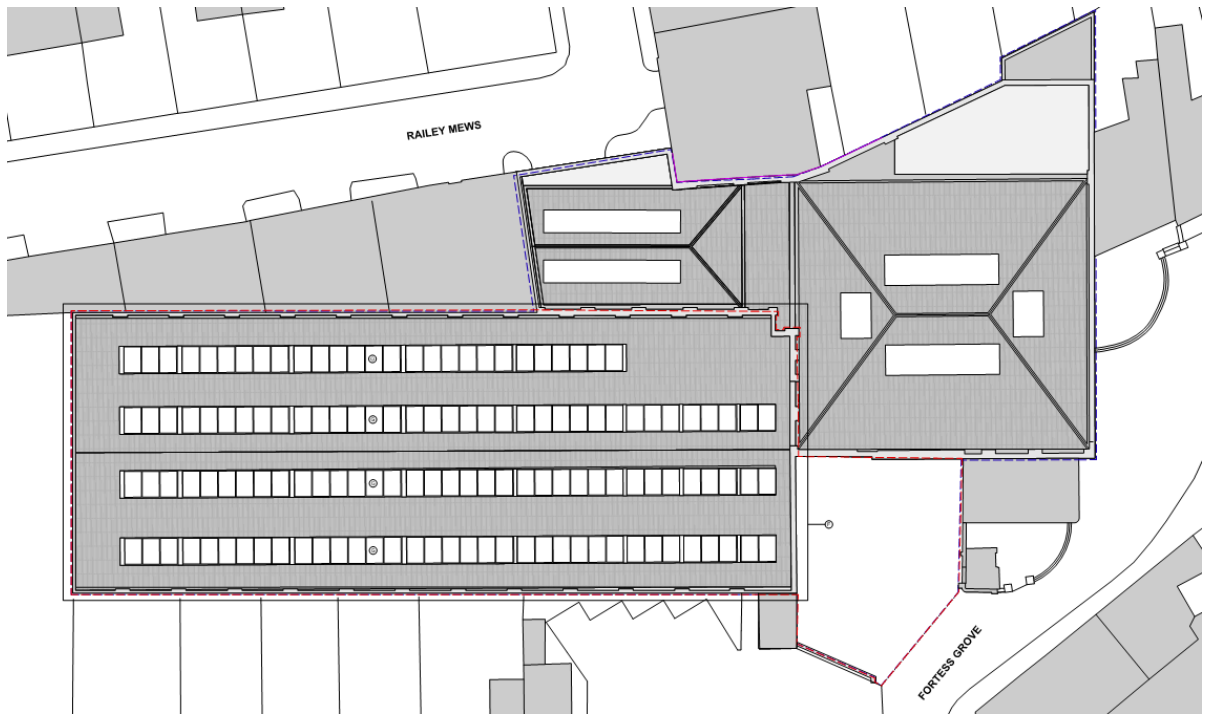
- 2) Railey Mews elevation (roof design and rooflights as previously approved, bar removal of central section of roof lights and material alteration to Trisobuild design).



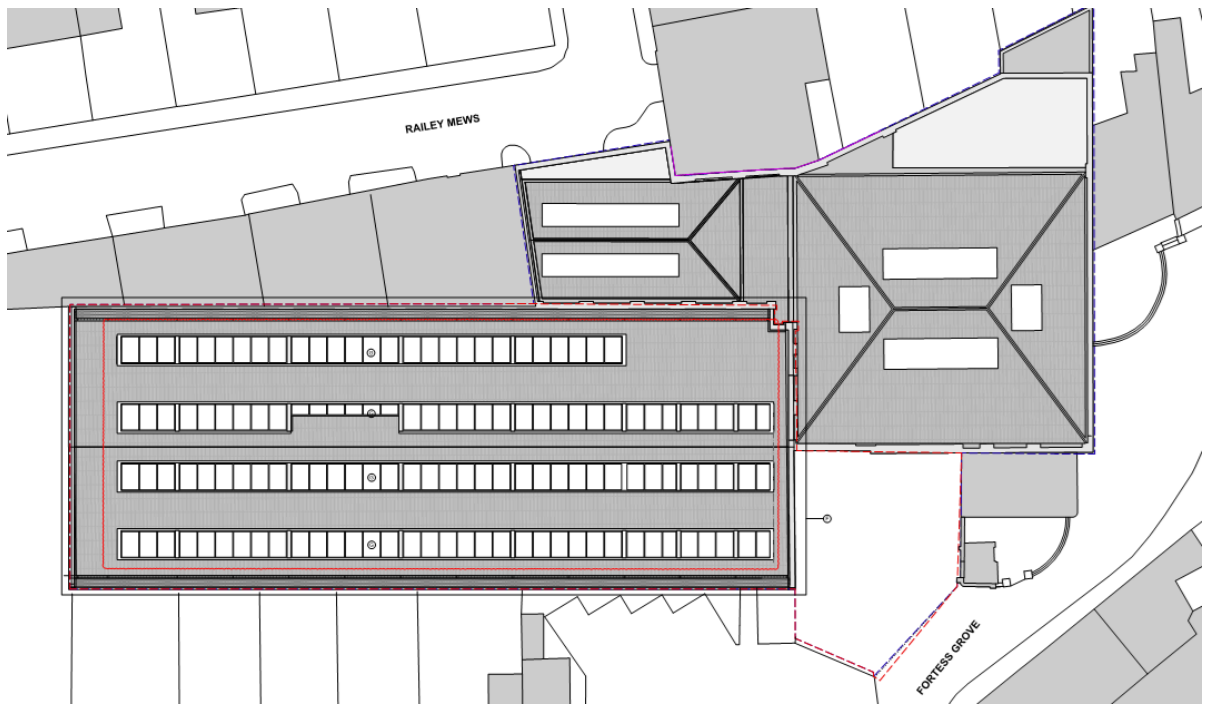
- 3) Fortess Grove elevation (roof design and rooflights previously approved, Trisobuild roof material finish proposed).



- 4) Proposed section, showing rooflight design as previously approved.



5) Previously approved roof plan under ref: 2017/4731/P dated 31/10/2017.



6) Proposed roof plan showing section of Railey Mews facing rooflights removed.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	26/11/2020
		N/A	Consultation Expiry Date:	01/11/2020
Officer			Application Number(s)	
Ben Farrant			2020/3937/P	
Application Address			Drawing Numbers	
Workshop Rear of 38-52 Fortess Road Fortess Grove London NW5 2HB			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 3 (approved plans) of planning permission ref: 2017/4731/P dated 31/10/2017 for 'Installation of replacement roof to workshop building, alterations to entrance and replacement fenestration', namely to: Increase the height of the roof ridge by circa 100mm and alter the proposed roof material.				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Variation of condition			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	05	No. of objections	05
Summary of consultation responses:	<p>A site notice was displayed on 07/10/2020 (consultation end date 31/10/2020).</p> <p>A press notice was displayed on 08/10/2020 (consultation end date 01/11/2020).</p> <p>Objections were received from the owners/occupiers of nos. 1 & 2 Railey Mews, 3 & 19 Fortress Grove, and 1 anonymous address. The concerns raised can be summarised as follows:</p> <ul style="list-style-type: none"> • Rooflights – concerns and questions regarding location, opacity, and whether these can be opened (and resultant noise concerns) • Noise transfer as a result of the roof extension • Transport concerns regarding hoarding gates <p><u>Officer Response:</u> <i>The plans have been amended to retain the rooflights as previously approved under (ref: 2017/4731/P dated 31/10/2017), bar the removal of a small section of roof lights on the Railey Mews facing roof slope above an internal staircase (see attached photo sheet). These rooflights (as previously approved) will continue to be controlled by condition 5 of the consent 2017/4731/P which requires them to be obscure glazed and fixed shut in perpetuity. There are therefore no sound or overlooking concerns arising from this element.</i></p> <p><i>No further comments have been received regarding the change to the roof material or 100mm height increase to allow for additional information.</i></p> <p><i>Whilst not directly linked to this scheme, additional concerns have been received in regards to noise transfer to neighbouring properties as a result of the development. This was assessed as part of the original scheme (ref: 2017/4731/P dated 31/10/2017) and does not form a part of the assessment of this application. Nonetheless it is worth noting that the proposed roof material would provide a greater level of acoustic attenuation than the approved material. For reference, the roof offers 47.6db sound reduction at 0.18 u value, and the insulation will be further increased to achieve 0.16 u value.</i></p> <p><i>Third parties also raised concerns regarding hoarding gates installed at the development site and the resultant impact on transport/safety. This hoarding gate does not form a part of this application. In any event, the applicant appears to be compliant with the approved Construction Management Plan and continues to liaise with residents on construction matters.</i></p>			
Railey Mews Residents Association	An objection was received from the Railey Mews Residents Association, as follows:			

“Can you confirm the lower level east facing roof lights are no longer required: Drawing 1014-GS-01 proposed section 01 and 1014-PL-A-17 proposed east elevation (Railey mews)

Should it be proposed the lower east facing roof lights are to remain; the two drawings are misleading to say the least.

If the lower east facing roof lights are to remain, the concern is the relationship between the new construction materials, increased roof height, lower roof lights and the bedroom windows rear 2- 5 Railey mews.

a)The lower roof windows will move closer to rear Railey mews bedroom windows increasing potential noise and light pollution.

b) Do the proposed new roof lights confirm with opacity and noise transmission regulations?

c) Will potential noise pollution emitted through the lower east facing roof lights be heard inside the dwellings when rear Railey mews bedroom windows are open?”

Officer Comment:

The rooflights would remain in the same location as previously approved, as shown on the proposed GA roof plan (bar the removal of a small section of rooflights on the Railey Mews facing portion of the roof, as shown on the attached photo sheet). The confusion appears to arise as the submitted section shows one rooflight facing Railey Mews, this is owing to the location of the section as shown on the key plan. There are two sets of rooflights further to the rear of the building as shown on the proposed GA roof plan.

The windows would remain largely as previously approved on site, and would not therefore differ from the previous application in terms of siting, scale, design, opacity or noise transfer. It is worth noting that the proposed roof material would provide a greater level of acoustic attenuation than the approved material. For reference, the roof offers 47.6db sound reduction at 0.18 u value, and the insulation will be further increased to achieve 0.16 u value.

Site Description

The application site comprises a warehouse area to the rear of a vehicle repair workshop known as nos.36 to 52 Fortress Road. This part of the larger site fronts Railey Mews with pedestrian and vehicular access on to the mews.

The site is located within the Kentish Town Conservation Area, and The Pineapple public house on nearby Leverton Street is a Grade II listed building. The site is also within the Kentish Town Neighbourhood Plan area. Works have commenced on site to redevelop in compliance with recent consents on site (see planning history section below).

Relevant Planning History

The site has an extensive planning history, and so only the most relevant applications are noted here:

R/O 38-52 Fortress Grove (application site)

2020/0752/P - Alterations to the glazed opening in the west elevation to include a new entrance door, as an amendment to planning permission ref: 2017/6788/P, dated 28/01/2019 – **Granted 12/03/2020.**

2019/0819/P - Change of use from general industrial (Use Class B2) to business (Use Class B1) under the General Permitted Development Order 2015 Schedule 2, Part 3, Class I and use of part of ground floor (accessed via vehicular entrance on Railey Mews) for car parking (11 spaces - 387sqm) ancillary to the business use (Class B1) – **Granted 09/05/2019**.

2017/6788/P - Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews – **Granted Subject to S106 28/01/2019**.

2017/6027/P - Replacement of existing roof with acoustic louvred roof, and installation of louvres to Railey Mews elevation; replacement of existing single access door with double doors, and installation of internal electricity substation with associated access – **Granted 27/03/2018**.

2017/4184/P - Change of use from general industrial (Use Class B2) to business (Use Class B1) under the General Permitted Development Order 2015 Schedule 2, Part 3, Class I as amended and increasing the gross floor space of the buildings (internal mezzanine floors) – **Granted 22/08/2017**.

2015/4501/P - Change of use from vehicle repair workshop (Class B2) within re-developed buildings to provide business floorspace (Class B1) within retained shell, 1 x 2-bed social rent dwelling on Railey Mews, 8 x 3-bed dwellings within retained shell (Class C3) and refurbishment of existing 1 x 2 dwelling on Fortess Grove – **Granted Subject to S106 02/06/2016**.

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Intend to Publish London Plan (2019)

Camden Local Plan (2017)

A1 Managing the proposed impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Design (Draft) (2020)

CPG Amenity (2018)

CPG Amenity (Draft) (2020)

Kentish Town Neighbourhood Plan (2016)

D3 Design principles

Kentish Town Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Alteration from previously approved louvered roof to a Trisobuild roof design (see attached photo sheet for visual comparison). The roof material alteration requires an increase in overall roof height of 100mm.
- Removal of a small section of roof lights on the Railey Mews facing portion of the roof slope.

2. Revisions

2.1. The following revisions were received during the course of this application:

- The plans originally showed an alteration to the roof light design – this has been amended so that the rooflights are the same as previously approved under 2017/4731/P dated 31/10/2017, bar the removal of a small section of roof lights on the Railey Mews facing portion of the roof slope (see attached photo sheet).

3. Design

3.1. Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

3.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

3.3. Policy D3 of the Kentish Town Neighbourhood Plan (2016) stresses the importance of high quality design and materials which draw on the local character and context.

3.4. CPG Design (2019) similarly stresses the importance of distinctive, high quality and sustainable design and materiality in development proposals.

3.5. The application site is located within the Kentish Town Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

3.6. The proposed Trisobuild roof material would give a similar visual appearance to the previously approved louvered roof (which itself replaced a former corrugated roof). The alteration would maintain the previous design approach, with the eaves behind the existing parapet fronting on to Railey Mews, though it would increase the overall height of the roof by 100mm. It is noted that the previously approved roof was the same height as the existing corrugated roof which it was replacing, and so the total increase is 100mm from the existing corrugated situation. It would similarly be constructed in metal giving a somewhat industrial appearance, which, given the industrial heritage of the host building, is considered to be appropriate in this instance. The alteration would have a neutral impact on the host property in terms of visual amenity, and would not constitute harm to the surrounding area.

3.7. The removal of a small section of rooflights on the Railey Mews facing section of the roof would similarly not cause harm to the character, appearance or historic interest of the property and is considered to be acceptable.

3.8. Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with policies D1 and D2 of the London Borough of Camden Local Plan (2017), and D3 of the Kentish Town Neighbourhood Plan (2016).

4. Impact on Neighbour Amenity

4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

4.2. The roof light arrangement would be the same as previously approved on site (ref: 2017/4731/P dated 31/10/2017) bar the removal of a small section of rooflights on the Railey Mews facing roof slope shown on the attached photo sheet. The 100mm increase in roof height would have no discernible impact on local amenity. These roof lights were previously assessed and

approved under application ref: 2017/4731/P dated 31/10/2017 subject to condition 5 requiring them to be obscure glazed and fixed shut in perpetuity. There are therefore no sound or overlooking concerns arising from this element. The noise values of the proposal were assessed under the previously approved scheme (ref: 2017/4731/P dated 31/10/2017) and the noise values are considered to be acceptable following the change in materiality. The 100mm increase in overall height of the roof as a result of the change in materiality is considered not to result in unduly harm residential amenity of neighbours in terms of daylight/sunlight or outlook.

- 4.3. Given the above, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan (2016), the London Plan 2016, Intend to Publish London Plan (2019), and the National Planning Policy Framework (2019).

5. Recommendation:

- 5.1 Grant planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th December 2020, 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'.

Application ref: 2020/3937/P
Contact: Ben Farrant
Tel: 020 7974 6253
Email: Ben.Farrant@camden.gov.uk
Date: 7 December 2020

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

Phone: 020 7974 4444

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

Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Workshop Rear of 38-52 Fortess Road
Fortess Grove
London
NW5 2HB

DECISION

Proposal: Variation of condition 3 (approved plans) of planning permission ref: 2017/4731/P dated 31/10/2017 for 'Installation of replacement roof to workshop building, alterations to entrance and replacement fenestration', namely to: Increase the height of the roof ridge by 100mm and alter the proposed roof material.

Drawing Nos:

Superseded: 1014-ED-01; 1014-GS-A-01; 1014-PL-A-15 Rev A; 1014-PL-A-17 Rev A; 1014-PL-A-RF Rev A; & Sample roof panel (Sinusoidal, 80mm, Kingspan XL Forte, Anthracite RAL 7016).

Amended: 1014-ED-01_Rev.B; 1014-GS-A-01_Rev.A; 1014-PL-A-15_Rev.B; 1014-PL-A-17_Rev.D; 1014-PL-A-RF_Rev.D; & Platinum Plus Specication for Trisobuild (roof system) Ref: R - R32 - 240 - LP1000 by Tata Steel dated 17/08/2020.

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 the original permission ref: 2017/4731/P dated 31/10/2017.

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 and D2 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: 1014-PL-S-A-00; 1014-EX-A-00 Rev A; 1014-EX-A-RF Rev A; 1014-EX-A-14; 1014-EX-A-15; 1014-EX-A-16; 1014-EX-A-17; 1014-ES-A-01; 1014-ES-A-02; 1014-ES-A-03; 1014-PL-A-00; 1014-PL-A-14; 1014-PL-A-16 & 1014-ED-02. 1014-ED-01_Rev.B; 1014-GS-A-01_Rev.A; 1014-PL-A-15_Rev.B; 1014-PL-A-17_Rev.D; 1014-PL-A-RF_Rev.D; & Platinum Plus Specification for Trisobuild (roof system) Ref: R - R32 - 240 - LP1000 by Tata Steel dated 17/08/2020.

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

- 4 All new and refurbished windows hereby permitted on the north and west facing elevations shall be obscure glazed and fixed shut and thereafter permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 All new rooflights hereby permitted shall be obscure glazed and fixed shut and thereafter permanently retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management

Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 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).

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

Chief Planning Officer