

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4960/P	Roger Kershaw	21/12/2020 20:01:49	OBJ	<p>As the owners of the neighbouring property, 5 Fortress Grove Kentish Town NW5 2HE, we object to the Application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. We cannot see how the Application adds value to the appearance of Fortress Grove, or how it preserves or enhances the Kentish Town Conservation Area under S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.</li> <li>2. The Application claims that the terrace 'would not be readily visible from any public vantage point' and that 'the timber privacy screen would be set well back from the building edges such that they would scarcely if at all be visible from the public realm.' However, the 'timber privacy screens' are 1.7 metres in height. They WILL be visible, otherwise they would not be described as 'privacy screens', and will be visible from (a) the public realm, (b) from houses on the other side of Fortress Grove, (c) from the two houses in Falkland House Mews and the adjacent houses in Falkland Road, and (d) from the apartments in Fortress Road that back onto the Fortress Grove properties.</li> <li>3. The Council placed a condition on the previous Application for this property (2016/6803/P, 6 Fortress Grove, Erection of single storey rear infill extension at ground floor level) as follows: '4. The flat roof of the extension hereby approved shall not be used at any time as a roof terrace.' The condition was for the reason 'to prevent unreasonable overlooking of neighbouring premises, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.' To now allow the development of a roof terrace to the existing building will contravene these very same policies, namely CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies. Further, the rear area beyond the row of houses on Fortress Grove is densely built-up, and timber privacy screens 1.7 metres high will not only affect the rear appearance of the row of houses, but will also be highly visible from the various properties on Fortress Road, Falkland Road and Falkland House Mews.</li> <li>4. The Application states at 3.2 in the Planning Design and Access Statement: 'The works would facilitate much needed private outdoor amenity space where none exists at present.' Like all the properties in Fortress Grove, and including our own adjacent property, 6 Fortress Grove did have a rear courtyard. It was only in 2017, when the previous Application for the property (2016/6803/P, 6 Fortress Grove, Erection of single storey rear infill extension at ground floor level) was approved, that the rear courtyard was extended over by the current owner, thereby removing the 'much needed private outdoor amenity space.'</li> <li>5. The Application states at 5.1 in the Planning Design and Access Statement: 'there are no local parks within easy walking distance.' We would respectfully point out that the open spaces provided by Parliament Hill Fields and Hampstead Heath are within comfortable walking distance less than a mile away, and a few stops away on a direct route served by very frequent buses.</li> <li>6. At the rear of the proposed roof terrace, timber fence panels, 1.7 metres in height are proposed. These would cut daylight/sunlight into our bathroom and small rear court yard at 5 Fortress Grove (we have maintained our court yard precisely because it gives much needed private outdoor amenity space). We note that the Council stated one of the reasons it approved Application 2016/6803/P at 6 Fortress Grove (Erection of single storey rear infill extension at ground floor level) was that 'The proposed extension would be built to the</li> </ol>

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same height and depth as the existing single storey extension to the rear of the property'. This was not adhered to (and nor were the plans submitted with the proposal adhered to), since the single storey extension increased the height of the party wall to 5 Fortess Grove by 230mm. This, in our opinion, contravenes the 45-degree rule, causing an undue loss of residential amenity by reducing light to the ground floor rear room (and rear court yard) of 5 Fortess Grove. The Council should not have allowed this flagrant breach of the permission it gave. To allow 'timber privacy screens' 1.7 metres high on the roof would further exacerbate the undue loss of residential amenity and loss of light to 5 Fortess Grove.

7. We feel that the staircase and rooflight design, as well as the flat roof, indicates an intention that the roof terrace will at a later stage become a third storey roof extension to the property. The way in which the case is argued, particularly at point 2.2 of the Planning Design and Access Statement and in Figure 1, indicates this is the intention. Figure 1 highlights four existing roof terraces on the houses on the opposite side in Fortess Grove but fails to mention that these are in reality roof extensions which were built before the Kentish Town Conservation Area was established. However, the approximately 200-year-old mews cottages lack proper foundations, so the extra weight from staircases and roof extensions cannot readily be absorbed, and the roof extensions on the other side of Fortess Grove had the effect of causing outward bowing walls that required remedial rebuilding at properties other than those where the extensions were built (Nos. 11 and 16).

8. Flat roofs are notorious for drainage issues. The Application seeks to remove a butterfly roof, where a gulley at the centre provides an efficient way of taking rainwater away, and change it to a flat roof. No drainage plan has been submitted, and so there is no indication how rainwater will drain from the roof. We would point out that the former owners of 6 Fortess Grove carried out work to the roof some years ago to remove dampness in the party wall. It is thus essential that suitable work is carried out to ensure there is no water ingress through the party walls and chimneys into our property. Therefore, if the Council were to consider approving the Application, we request that this should only be after a full and adequate drainage plan (which will drain rainwater within the curtilage of 6 Fortess Grove) has been received.

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