



Planning Statement

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Client: Mr. Maier Kestenbaum

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Project: Erection of additional storey under Class AB, Part 20 Section 2 of the
GPDO (2015) to provide 1 self-contained flat.

Address: 141 Fortress Road, NW5 2HR



Site Description and Context

The application site relates to the building at 141 Fortress Road which is a mid-terrace building located a short distance from Tufnell Park Station, Camden. The ground floor unit has operated as a funeral parlour (Use Class A1) and the upper floors are residential units (Use Class C3).

The site is not in a Conservation Area and it does not comprise nor is it sited within the vicinity of any Listed Building.

Planning History

There is no relevant planning history to the application proposal.

Application Proposal

The application seeks the prior approval from the Council as to whether planning permission is needed for the erection of an additional storey on the existing building. The additional storey would require the formation of an associated roof structure matching that of the existing one.

The proposal would enable the provision of a 1-bed self-contained flat. It will be accessed internally as per the existing residential units on-site. Further details, and measurements, of the proposal can be found on the submitted drawings.

Relevant Planning Legislation

Class AB - new dwellinghouses on terrace buildings in commercial or mixed use Permitted development

AB.— (1) Development consisting of works for the construction of new dwellinghouses immediately above the topmost storey on a terrace building to which sub-paragraph (2) applies, where that development comprises—

(a) up to two additional storeys, in the case of an existing building consisting of two or more storeys;

(b) one additional storey, in the case of an existing building consisting of one storey, together with any development under sub-paragraph (3).



(2) This sub-paragraph applies to a building which is—

(a) used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to the Use Classes Order, or as a betting office, pay day loan shop or launderette;

(b) in a mixed use combining—

(i) two or more uses within paragraph (a); or

(ii) a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, together with one or more uses within paragraph (a).

(3) Development consisting of any or all—

(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;

(b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;

(c) works for the construction of appropriate and safe access to and egress from the new dwellinghouses and existing premises, including means of escape from fire, via additional external doors or external staircases;

(d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.



ASSESSMENT

The proposal would comply with the requirements and conditions of Class AB as follows:

- The building was constructed between 1st July 1948 and 5th March 2018;
- On 5th March 2018 the building was in use as a mixed use comprising A1 and C3;
- The additional storey **is constructed** on the principal elevation of the building;
- The floor to ceiling height will measure **2.4 metres**;
- The new dwellinghouses **are flats**;
- The height of the highest part of the extend roof **will not be greater than 18 metres**;
- The height of the highest part of the extend building **will not exceed by more than 3.5 metres** the height of the highest part of the roof of every other building in the row of terrace buildings of which it forms part;
- The height of the highest part of the roof of the extended building **will not exceed** the height of the highest part of the roof by more than 7 metres;
- Development **would not extend** beyond the curtilage of the existing building
- The land is not located in the following areas:
 - Article 2(3) land;
 - a site of special scientific interest;
 - a listed building or land within its curtilage;
 - a scheduled monument or land within its curtilage;
 - a safety hazard area;
 - a military explosives storage area; or
 - land within 3 kilometres of the perimeter of an aerodrome.
- The development **would not include** the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development;
- The development **would not include** any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.



Transport and highways impact of the development

The proposal does not provide for any off-street parking spaces. The building is in a very sustainable location (2 minutes' walk to Tufnell Park Station) and benefits from a PTAL rating of 6a (very good). It is therefore considered that development will not give rise to any impact in transport and highways terms.

Air traffic and defence asset impacts of the development

There will be no air traffic and defence asset impact from the development.

Contamination risks relating to the building

N/A

Flooding risks in relation to the building

The site is in Flood Zone 1. There are no expected flooding risks in relation to the proposed development.

External Appearance of the building

The proposed development will match the existing character and appearance of the existing building. There will be no window proposed to any side elevation.

The effects on the amenity of neighbouring occupiers

Situated on the existing building (i.e. not projecting beyond any existing elevations) and single storey in height, the additional storey would not result in any undue loss of light or outlook at any neighbouring properties. There would be no windows any closer to any neighbouring properties than existing and therefore there should be no loss of privacy for any adjoining occupiers.

The effects on the amenity of future occupiers

The proposed development will provide for a 1-bed self-contained flat. The unit will be dual outlook and each room will be served by a window; thus, providing adequate natural light in all habitable rooms. There are currently existing flats located on the 1st and 2nd floors. Residential use has therefore been established in this location and it is not considered that there will be any impact of noise from any commercial premises on the intended future occupiers.



Conclusion

The development would comply with the regulations and conditions within Class AB, Part 20 Section 2, of the Town and Country Planning (General Permitted Development) Order and it therefore constitutes permitted development for which planning permission is not needed. The prior approval of the Local Planning Authority should therefore be granted.