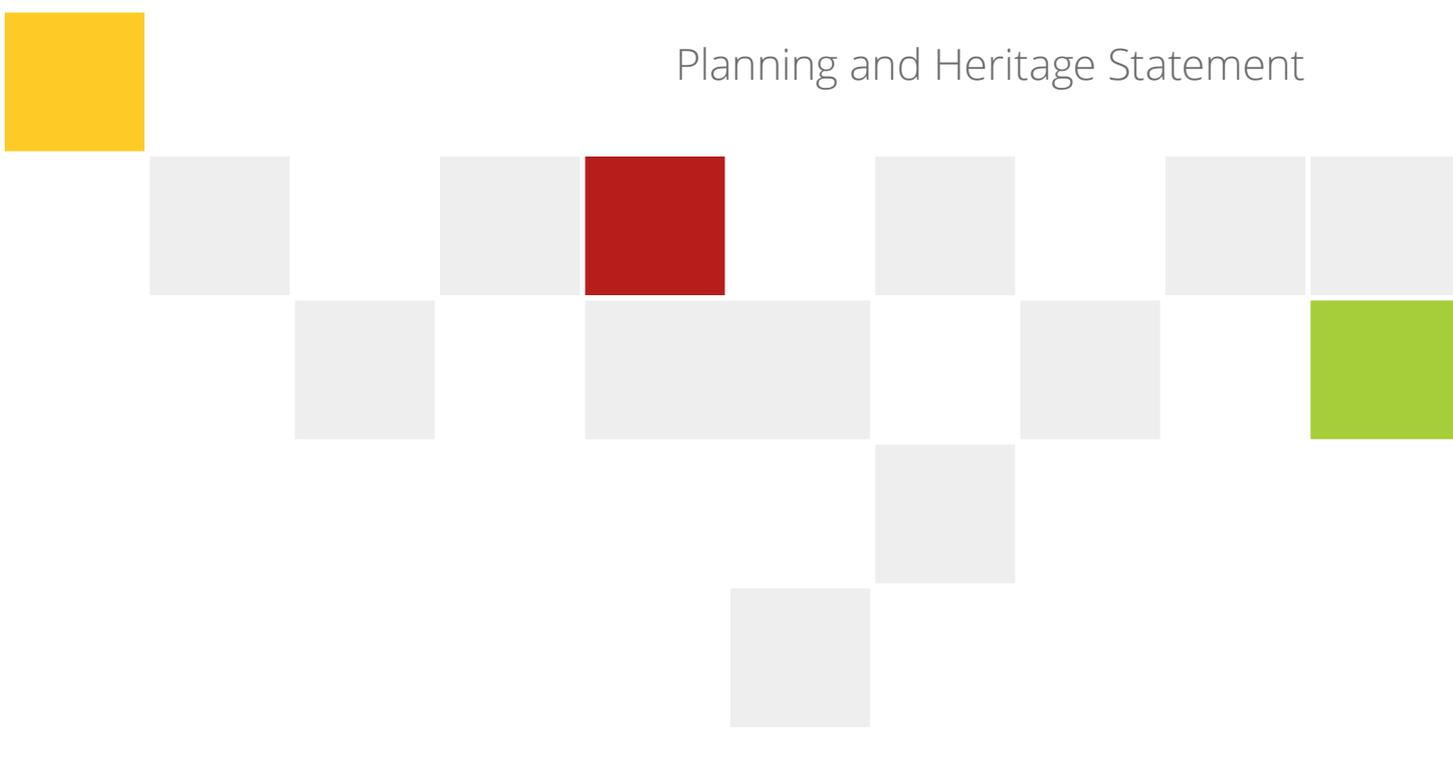


96 Fortess Road, London, NW5 2HJ

Planning and Heritage Statement



**Boyer**

Prepared on behalf of Mike Elliot and Jacqueline Durran | February 2021

Report Control

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# 1. INTRODUCTION

1.1 This planning and heritage statement is prepared on behalf of Mike Elliot and Jacqueline Durran for the proposed development at 96 Fortess Road, London, NW5 2HJ.

1.2 The proposed description of development is as follows;

*Internal and external works to the listed building including the stair and partition wall removal, balcony, canopy, window, and entrance reinstatement at ground floor; casement window inserted at first floor; sash windows and stairs removed, canopies, balconies, casement doors reinstated and façade restored at front elevation; and installation of metal casement doors at rear elevation.*

1.3 The proposed development will comprise the following works;

- Ground Floor:
  - Non-original external Stairs to be removed and façade to be restored
  - Original balcony and canopy to be reinstated to match No. 98
  - Sash window to be removed and casement doors reinstated
  - Clerestory window to be added
  - Original entrance to be reinstated
  - Balcony and canopy to be reinstated
  - Sash window to be removed and casement door reinstated
  - Partition walls in red to be removed
  - Existing partition to be replaced with glass partition w/ sliding door
- First Floor:
  - New casement window to be inserted
- Front Elevation:
  - Original canopies to be reinstated
  - Sash windows to be removed and casement doors reinstated
  - Original balconies to be reinstated
  - Non-original stairs to be removed and façade to be restored
- Rear Elevation:

- Extension glazing to be replaced with metal casement doors as original

1.4 This planning and listed building consent application is submitted in tandem with the Lawful Development Certificate (LDC) application submitted under the reference: PP-09467501. The LDC application was submitted to confirm that the proposed amalgamation of the Flat 96 B and 96 C into a single residential unit does not require planning permission. This planning and listed building consent application seeks to secure consent for the enabling works which will allow 96B and C to function as one residential unit.

1.5 The application for planning permission and listed building consent is supported by the following documents;

Document	Consultant
Site Location Plan	Nebbia Works
Existing Plans	Nebbia Works
Proposed Plans	Nebbia Works
Planning and listed building application forms	Boyer
CIL forms	Boyer

1.6 This Planning and Heritage Statement sets out the proposed development and assesses it against the adopted planning policies. The Statement is structured as follows;

- Section 1 (above) introduces the proposals
- Section 2 provides an overview of the site and surrounding areas
- Section 3 gives the planning history
- Section 4 provides the planning policy context
- Section 5 assesses the proposals against the adopted planning policy
- Section 6 concludes the report

## 2. SITE AND SURROUNDING AREA

- 2.1 96 Fortress Road is a four storey (plus basement) property which contains a number of residential flats. The site currently comprises three flats: 96A at basement level and 96 B and C at first, second and third floor level. The latter are proposed to be amalgamated to form a single dwelling and this is addressed under the LDC application (reference PP-09467501).
- 2.2 The application site is located within Kentish Town and comprises a terraced property along Fortress Road. The property is Grade II listed and the list entry (no. 1113017) appraises the external features of the application site and neighbouring number 98. The buildings are described as two early 19<sup>th</sup> Century end of terrace houses in Stucco, with hipped slated roofs having projecting eaves. The building has an entrance on the side, approached by steps, plan stucco surrounds to panelled doors, and are partly glazed. No. 96 has a 20<sup>th</sup> Century doorway in the front façade, recessed sashes, ground floor windows in shallow, round-arched recesses. The statutory listing makes no reference to the building's interiors.
- 2.3 The site is not located within a Conservation Area.
- 2.4 The area surrounding the site is mixed with a number of terraced and flatted residential properties and town centre amenities with residential above being present in the immediate surrounding areas. Architectural styles consist mainly of Georgian and Victorian.
- 2.5 The site has a PTAL rating of 6b (best) and is located approximately 700m south of Tufnell Park underground station.
- 2.6 The site is located in Flood Zone 1 and is considered to be at the lowest risk of flooding.

### 3. PLANNING HISTORY

3.1 The relevant planning history for the application site is in the table below;

Address	Reference	Proposal	Decision
96C Fortess Road, London, NW5 2HJ	2005/1875/L	Internal alterations to convert existing maisonette to 2 self-contained flats, involving removal of internal partitions, installation of new partitions and installation of new bathroom and kitchen, and construction of external waste pipe to front elevation.	Granted Permission 20 <sup>th</sup> September 2005
96C Fortess Road, London, NW5 2HJ	2005/1872/P	Conversion of existing maisonette to create two self-contained flats.	Granted Permission 20 <sup>th</sup> September 2005

## 4. PLANNING POLICY CONTEXT

### The Development Plan

4.1 The development plan comprises the following documents;

- The Camden Local Plan 2017
- The London Plan 2021

4.2 The relevant policies are included in the table below;

The London Plan	The Camden Local Plan
Policy HC1 Heritage conservation and growth	Policy A1 Managing the Impact of Development
Policy D4 Delivering good design	Policy D1 Design
	Policy D2 Heritage

### Material Considerations

#### *National Planning Policy*

- 4.3 The National Planning Policy Framework (NPPF) was updated in March 2019 and sets out the strategic planning aspirations. This along with the National Planning Practice Guidance (NPPG) are material considerations in decisions on planning applications. The documents set out the Government’s economic, environmental and social planning policies and guidance and identifies that the purpose of the planning system is to promote sustainable development. The NPPF advises that the primary aim of development management is to foster the delivery of sustainable development, not to hinder or prevent development from taking place. The NPPF supports applicants engaging in pre-application discussions.
- 4.4 Paragraph 11 of the NPPF identifies the core planning principles which should underpin both plan making and decision making, this includes being genuinely plan led, not simply being about scrutiny, proactively driving and supporting sustainable economic development, seeking to secure high quality design and a good standard of amenity, promoting the vitality of urban areas, supporting the transition to low carbon futures and promoting mixed use developments.
- 4.5 The NPPF supports a presumption in favour of sustainable development and sets out at Para 11 that ‘for decision taking this means: approving development proposals that accord with the development plan without delay’.

4.6 Section 16 of the NPPF addresses conserving and enhancing the historic environment. Paragraph 189 requires applications to describe the significance of the heritage assets affected, including any contribution made by their setting. Paragraph 192 states that when determining planning applications, local planning authorities should take account of;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

## 5. ASSESSMENT OF THE PROPOSALS

5.1 The following section assesses the proposed development against the adopted planning policies.

### **Works to the Listed Building**

- 5.2 This application seeks planning permission and listed building consent for minor changes to the internal fabric and external works of 96 Fortress Road, a Grade II listed building. A summary of works are provided in the accompanying documentation prepared by Nebbia Works. The works seek to reinstate a number of historical features onto and into the building. The works are considered to be restorative, and beneficial in heritage terms as they remove a number of non-original features and seek to return the building to its original state.
- 5.3 Listed buildings and conservation areas are given statutory protection through the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is reflected in adopted national and development plan policy.
- 5.4 The NPPF (chapter 16) outlines the national approach to protecting and enhancing heritage assets through the planning process. Paragraph 192 states that when determining planning applications, local planning authorities should take account of;
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Furthermore when assessing harm to a heritage asset, this should balance public benefits arising from the proposals against any perceived heritage harm. When assessing the level of harm, the decision maker must consider the significance of the heritage asset as it is now, and then the total after the proposed works are completed.
- 5.6 At the Local Level, Camden has policies which outline how the Council will protect and enhance heritage assets.
- 5.7 Policy D2 (Heritage) states that the Council will not permit the loss or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs all harm.
- 5.8 For Listed Buildings, Policy D2 states that Council will preserve and enhance listed buildings. They resist the total or substantial demolition of a listed building, resist proposal for a change of use or alternations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building, and resist development that would cause harm to the significance of a listed building through an effect on its setting.

- 5.9 The proposed development proposes minor works to the internal fabric of the listed building to reinstate a number of historic features. The works that reinstate the historic fabric include the façade, entrance, balcony and canopy at front elevation, casement doors at ground floor and metal casement doors at rear elevation. As these works reinstate traditionally styled fabric, they should be welcomed by the LPA. The building's original floorplan is unaffected by the proposals.
- 5.10 The existing non-original external stairs currently causes significant heritage harm, unbalancing its relationship with the neighbouring No. 98 and obscuring No. 96's original façade. The removal of the stairs and reinstatement of the façade is considered to be a significant heritage benefit. The proposed internal and external works do not harm the Listed Building and are acceptable when considered against the NPPF guidance and Local Plan policies.
- 5.11 In assessing the proposed works against the significance of the Listed Building and their resultant impact, it is considered that the proposed works are proportionate and do not cause any harm to the Listed Building.
- 5.12 As such, the proposed development accords with the requirements of the Local Plan and is considered to be acceptable.

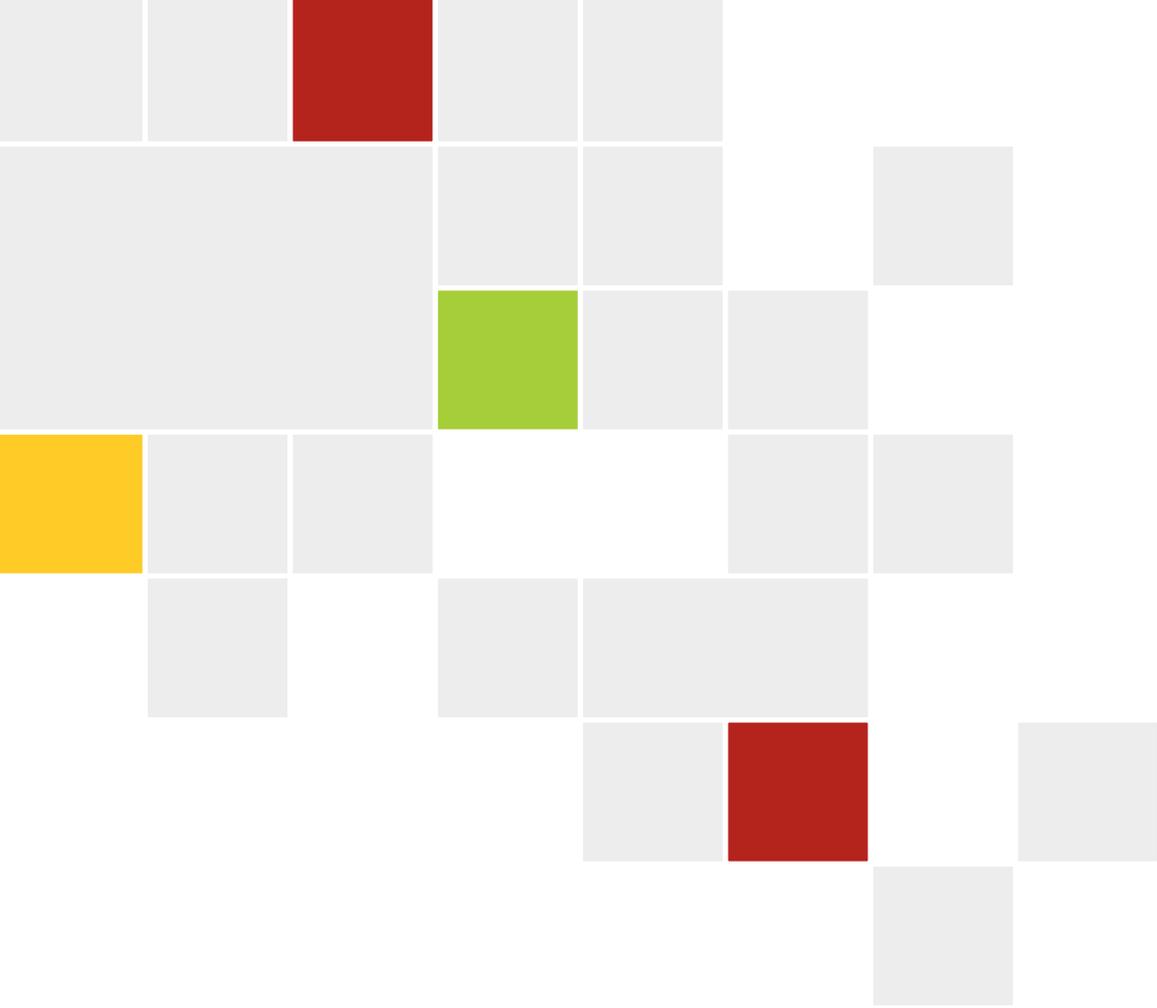
#### **Works Requiring Planning Permission**

- 5.13 The proposed external works to 96 Fortress Road require planning permission. The external works include reinstating original canopies, balconies, and casement doors, stairs and sash windows to be removed and façade to be restored to the front elevation and extension glazing to be replaced with metal casement doors as original at rear elevation.
- 5.14 In section 12, the NPPF addresses good design as a key aspect of sustainable development. Developments are required to add to the overall quality of the area for the long term, be visually attractive and to be sympathetic to local character and history.
- 5.15 Policy A1 (Managing the Impact of Development) of the Local Plan sets out the Council's approach to managing the impact of development. The Policy states that the Council will not grant planning permission for any development that has unacceptable harm to amenity. The Council will seek to ensure the amenity of occupiers and communities is protected by considering visual privacy, outlook, overshadowing and impacts on daylight and sunlight; transport impacts; noise and vibration; as well as management and construction impacts.
- 5.16 It is clear from the drawings that these minor works to the exterior of the buildings will not cause any unacceptable harm to amenity of occupiers as the balconies are directed towards the busy Fortress Road (rather than adjoining residential properties) and therefore do not cause issues of privacy and outlook.
- 5.17 Policy D1 (Design) requires developments to respect local context and character, preserve or enhance the historic environment and heritage assets, and comprise details and material of high quality and that complement the local character.

- 5.18 In assessing the proposals against these planning policies, the minor external works are minor and seek to reinstate the historic features to the building's exterior and therefore enhance the historic asset and local character. The front elevation will have its façade restored including the removal of stairs and reinstating of original canopies, balconies, and casement doors. The reinstating of metal casement doors to the rear elevation will also be discrete and not visible from street view. The materials will be the same as the original. The proposals will not cause any harm to the designated heritage asset.
- 5.19 In summary, the proposed external works are policy compliant as they seek to reinstate the historic features to the building's exterior and therefore is acceptable in terms of amenity, design and heritage.

## 6. SUMMARY AND CONCLUSIONS

- 6.1 The proposed development comprises internal and external works to the listed building including the stair and partition wall removal, balcony, canopy, window, and entrance reinstallation at ground floor; casement window inserted at first floor; sash windows and stairs removed, canopies, balconies, casement doors reinstated and façade restored at front elevation; and installation of metal casement doors at rear elevation.
- 6.2 The application is submitted alongside the LDC application in respect of the proposed amalgamation of the Flat 96 B and 96 C into a Single Residential Unit. This application seeks consent for the works to enable the use of the flats B and C as a single dwelling.
- 6.3 The works to the listed building will reinstate historic features to restore the building to its original state. The works are sensitive in their approach, by returning original features, and will have heritage benefits to the listed building. On balance, the proposed development provides public benefit which outweighs any perceived harm. In summary the proposed development accords with the requirements of the NPPF and Policy D2 of the Local Plan.
- 6.4 The proposed external works will not cause any harm to amenity, and will improve the design of the building and enhance the heritage asset by reinstating the historic features to the building's exterior, thereby complying with Policies A1, D1, and D2 of the Local Plan.
- 6.5 In summary the proposed development accords with the Development Plan policies and should be granted planning permission without delay.



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