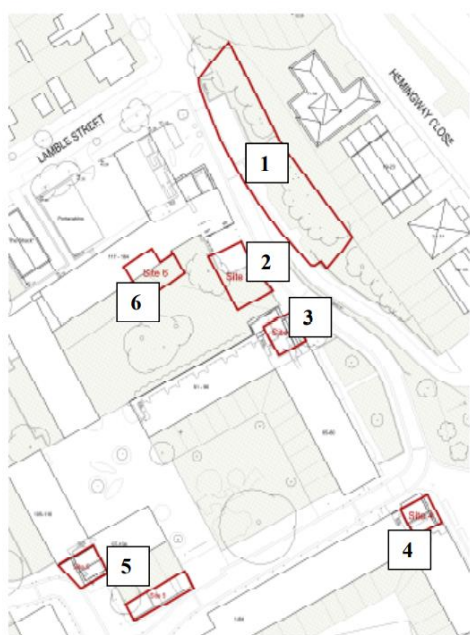


<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	17/10/2023	
		N/A	<b>Consultation Expiry Date:</b>	06/11/2023	
<b>Officer</b>		<b>Application Number(s)</b>			
Kristina Smith		2023/3441/P			
<b>Application Address</b>		<b>Drawing Numbers</b>			
171 Kiln Place London NW5 4AP		See draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of single storey ground floor side extension and relocation of windows and front entrance door to front elevation of extension.					
<b>Recommendation(s):</b>		Refuse planning permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		A site notice was displayed on 13/10/2023 and expired on 06/11/2023 No responses from neighbouring occupiers were received.			
<b>Conservation Area Advisory Committee and/or Neighbourhood Forum</b>		The site is not within a Conservation area or Neighbourhood Plan area.			

## Site Description

The application site is located within the Kiln Place estate, which is north of Kentish Town and was constructed in the 1960's. It covers an area of approximately 1.8ha and currently includes 164 dwellings. The estate is bounded to north by Lamble Street and Oak Village; to the west by Grafton Road, whilst the eastern boundary is formed by Hemmingway and Meru Close. The application building is only recently completed and formed part of the Gospel Oak regeneration programme, a Camden's Community Investment Programme (CIP) development which consisted of 15 residential units on 6 infill sites within this site which were permitted in 2015 under application ref: 2014/6697/P.

The redevelopment scheme consists of a new terrace of 6 houses on Site 1; and facing this, a smaller terrace of 2 houses on Site 2. Sites 3, 4 and 5 are located on the corners of the existing residential blocks and incorporate 6 units of accommodation whilst a single storey unit is on Site 6. The application is concerned with no. 171 Kiln Place which lies to the north of infill site referred to as Site 2 (see map below).



The site is not located in a conservation area, neighbourhood plan area nor is it close to listed buildings. The surrounding area is quite diverse in terms of architectural style and scale. The Kiln Place estate is a mix of 2 to 5 storey dwellings; the post war Lamble Street estate to the north is two storeys in height whilst Oak Village is characterised by semi-detached Victorian cottages.

## Relevant History

Relevant planning records at the application site:

**2021/6243/P** - Erection of single storey ground floor side extension and relocation of windows and front entrance door to front elevation of extension – **Refused 26/08/2022** on the grounds that:

*'The proposed ground floor extension is unacceptable in principle by virtue of its location and scale and its relationship to the neighbouring properties at Nos. 173 and 117-164, it would be detrimental to the character and appearance of the local environment through the loss of a visual gap, and the safety and security of the entrance to No. 173. In addition, it would cause harm to neighbouring amenity of Nos 173 and 117-164 in terms of loss of outlook contrary to policy D1 (Design), A1 (Amenity), C5 (Safety and Security) of the London Borough of Camden Local Plan (2017).'*

**2014/6697/P** - Land at Kiln Place (Blocks 1-64 65-80 81-96 97-104 105-116 117-164; entrance ways into 81-96; land between 81-96 and 117-164; land between Kiln Place and Meru Close; land to east of Kiln Place and playground between blocks 65-80 and 81-96) London, NW5 4AJ - Development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works.– **Granted 31/03/2015**

## Relevant policies

### National Planning Policy Framework (2023)

### London Plan (2021)

#### Camden Local Plan (2017)

Policy D1 - Design

Policy A1 - Managing the impact of development

Policy A3 - Biodiversity

Policy C5 - Safety and security

#### Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG – Home Improvements

CPG - Amenity

## Assessment

### 1. Proposal

1.1 The applicant seeks planning permission to erect a single storey ground floor side extension, relocating the existing front entrance door and window onto its front elevation.

1.2 It is noted that the proposal is identical to that refused under planning application ref. 2021/6243/P (dated 26/08/2022). There have been no material changes to planning policy or site context that would change the planning assessment of the proposal.

### 2. Design

2.1 Policy D1 (Design) of the Camden Local Plan states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to respect local context and character. The Council will require development to be of sustainable and durable construction and comprise details and materials that are of high quality and complement the local character. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

2.2 In relation to front/side extensions, CPG Home Improvements indicates that they should be set back from the main front elevation; be secondary to the building being extended; be built from materials sympathetic to the existing building wherever possible; respect the dimensions of the existing front porch; and respect and celebrate existing architectural features into new design where they make a positive contribution to the character of the building or groups of buildings.

[Background to design of original scheme](#)

2.3 The host property was constructed as part of a proposal to deliver 15 new homes at Kiln Place (approved in 2015 under app ref: 2014/6697/P) within two large post war housing estates. These plots were developed on underused corners of the existing blocks and helped to re-organise and improve the current entrance to the existing buildings. The development consisted of a series of buildings which created new, low-rise, intimately scaled streets to improve connectivity across the estates, overlooking of public space and security.

2.4 During negotiations at the time of the original planning application, amendments were received with regards to the application site in response to officers' concerns that the initial proposal would have a detrimental impact on the outlook of the nearest existing maisonettes in block 117-164 Kiln Place. Unit 2.1 (application building) was initially situated 5m from the maisonette flats in block 117-164 Kiln Place. This was considered to impact detrimentally on the outlook of these properties and amendments were sought to remedy this situation. The proposed amendments to set it away have made it more considerate of the amenity of these flats.

## Assessment

1.1 To the north of the application site is a passageway that leads to the front courtyard of no.173 Kiln Place, a single storey residential unit built as a ground floor extension to block 117-164 and constructed as part of the same estate infill development as the application site.

1.2 The proposed extension would be constructed with the private courtyard area of the application site, resulting in a low lying boundary wall becoming much taller, blank elevations along the passageway and courtyard of no.173. It would also involve the main entrance moving to face eastwards towards Kiln Place (road) rather than northwards, towards the passageway as it does currently.

1.3 The principle of an extension in this location is considered unacceptable. The host building was only recently constructed and part of a high-quality and well-conceived multi award winning (won NLA awards 2021 and RIBA London and National awards 2022) infill scheme approved in 2015. The principle of extending into this space would undo the positive changes which were made to the original scheme prior to its approval. The principal role of this gap (between no.171 and the block at 117-164) in the original permission was to provide a visual connection to no.173 which lies to the west of the application site (the rear of the host property) and its entrance, this would be lost as a result of the proposed extension. The gap was also intended to give a sense of openness and space around the existing building mitigating the conglomeration of built form around it. That openness and orientation of windows also allowed for the passageway to no.173 to feel open and overlooked, with a strong visual connection to Kiln Place, improving safety and security.

1.4 The proposed extension would result in the loss of this important gap and sense of space, which would be detrimental to the built form in the local environment, resulting in the loss of visual connection of 173 to Kiln Place and creating an unsafe space in the entrance to 173.

1.5 The extension would occupy 13.7sqm of the courtyard garden space, which is mostly hard landscaped. Whilst it is unfortunate that outdoor amenity would be lost, as 17.2sqm of outdoor amenity space would be retained, it is considered acceptable. In relation to the host building, it would be of an appropriate scale and constructed in matching materials. It would include a sedum roof which has biodiversity and drainage benefits. These elements of the design in and of themselves are not objectionable but the location and wider built context renders them unacceptable.

## **2. Amenity**

2.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring properties by only granting permission for development that would not harm their amenity. The main factors which

are considered the impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

2.2 In relation to front/side extensions, CPG Home Improvements indicates that they should respect and duly consider the amenity of adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage and privacy; be designed to not cause overbearing or overshadowing to neighbour's front gardens and the interior of their home; be designed to not result in sense of enclosure to the adjacent occupiers; and respect and not overlook neighbouring properties and cause loss of privacy.

2.3 The existing orientation of the entrance to no.173 towards the passage provides a degree of surveillance adding to its safety. The proposed extension would block views down the passage and provide a tall, blank wall in place of a previously open courtyard area. There are no windows proposed on the side elevation and the proposal also involves the loss of the front door and windows facing the entrance passage. As such, the proposal would adversely impact on the security and natural surveillance which the existing orientation and spaciousness provides to the entrance way of the adjacent estate.

2.4 Additionally, the proposed extension would cause significant loss of outlook to no. 173 Kiln Place whose main living room windows currently benefit from unobstructed outlook (with the exception of a low wall) across the courtyard towards Kiln Place. It is noted that the property does not have other windows that benefit from good outlook as it is single storey with the rear windows looking onto a lightwell. In this context, the proposal is considered unacceptable as it would block the front entrance and create a sense of enclosure to the property. It would also create a corner which is not visible from the public realm and cause potential for antisocial behaviour/crime by harming the openness and natural surveillance of the area as existing.

### **3. Recommendation**

3.1 Refuse Permission for the following reason:

- The proposed side extension, by virtue of its location and scale, would have an overbearing impact on the outlook and safety of no.173 as well as having a detrimental impact on the openness and visual connection within the wider streetscene, contrary to policies D1 (Design), A1 (Amenity), C5 (Safety and Security) of the London Borough of Camden Local Plan (2017).