

REF: P1098

PLANNING STATEMENT

Location: *243 Kentish Town Road, London, NW5 2JT*

Applicant: *Lazari Properties 1*

Date: *December 2023*



QUALITY ASSURANCE

<i>Status</i>	<i>Issue</i>	<i>Date</i>	<i>Prepared By</i>	<i>Checked By</i>
<i>Final</i>	<i>1</i>	<i>19/12/23</i>	<i>BW</i>	<i>PH</i>

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Planning Insight on behalf of Lazari Properties 1 (hereafter referred to as 'the Applicant') to accompany a planning application to Camden Council in respect of the proposed development at 243 Kentish Town Road, London, NW5 2JT (the 'Application Site'). The description of development is as follows:

“Erection of a two-storey rear extension, mansard roof extension, use of rear terraced area at third-floor level, and external alterations.”

1.2 The overall objective of the scheme is to increase the floorspace of two existing units through the erection of a two-story extension to the rear and extension at roof level. The proposal seeks to enhance the local context and standard of accommodation through a high-quality design. This *Statement* describes the application in more detail and provides an assessment of the proposed development against the development plan and other material considerations. It demonstrates that the proposed development is acceptable in planning terms and adheres with policy requirements.

1.3 Application Documents

1.4 The Applicant has commissioned a consultant team to prepare a full planning application for the development of the application site. This *Statement* should be read in conjunction with the following specialist reports which have been prepared in support of the application:

Document	Consultant
<i>Planning Statement</i>	<i>Planning Insight</i>
<i>DAS</i>	<i>ME Architects</i>
<i>Drawings Package</i>	<i>ME Architects</i>
<i>Daylight & Sunlight & Overshadowing Assessment</i>	<i>NRG Consulting</i>
<i>Construction Management Plan</i>	<i>MSC Developments</i>

1.5 The above documents are considered as appropriate throughout this document.

2.0 PLANNING CONTEXT

SITE AND SURROUNDINGS

- 2.1 The Application Site, no. 243, is located within the London Borough of Camden. The site is situated within Kentish Town Centre, along Kentish Town Road. The eastern elevation facing the main road is designated as a Town Centre Primary Frontage that hosts a variety of commercial and retail uses at ground floor level. The upper floors along Kentish Town Road consist predominantly of residential use. An alleyway adjoins the site's western boundary, followed by a tall brick wall and a grassed area; the main highway of Kentish Town Road runs perpendicular to the site at the frontage of the building.
- 2.2 The surrounding street scene is characterised predominately by three and four-storey buildings that form terraced rows on each side of Kentish Town Road, with several four-storey elements featuring dormer and roof conversions/extensions. Whilst the building line is uniform along Kentish Town Road, the buildings form a non-uniform street scene in terms of architectural styles, massing, roof form and materiality.

Figure 1: Site Plan



- 2.3 The subject building is a three-storey period terrace with a flat roof and features a single-storey outrigger to the rear. Internally, the ground floor premise is vacant and was previously used as a restaurant (Class E), and the above levels consist of two one-bedroom flats on each floor. Main access is achieved from Kentish Town Road. The fenestration comprises double-glazed windows to the front and rear elevations.
- 2.4 The Application Site is not a statutory designated heritage asset, nor are there any within the immediate vicinity that may be impacted by the development. The site is not within a Conservation Area. It is within an Archaeological Priority Area and in Flood Zone 1.

PLANNING HISTORY

- 2.5 A search of Camden's online planning database for the Application Site identified several applications. The majority of the Planning History would be considered historical and relate to advertisements given its previous retail/commercial uses at ground floor level. The following application is of some relevance to the site:
- **2013/8269/P** – Erection of smoking shelter in rear garden (retrospective) (Refused – 3rd July 2013). **APP/X5210/C/14/2227018** (Appeal Dismissed – 9th July 2015)
- 2.6 It is confirmed that the smoke shelter to the rear has been since removed. Notwithstanding, this would not impact the proposal given the scheme involves the two existing units at the first-floor level and above. The above Planning History is referred to as appropriate in the Assessment section of this *Statement*.

3.0 PLANNING POLICY

- 3.1 This section of the Statement provides an overview of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- 3.2 Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 3.3 The National Planning Policy Framework (NPPF) is clear in Paragraph 11 that development that accords with an up-to-date Local Plan should be approved without delay.

DEVELOPMENT PLAN

- 3.4 The statutory development plan for the London Borough of Camden consists of:
- *London Plan (2021)*
 - *Camden Local Plan (2017)*
 - *Kentish Town Neighbourhood Plan (2016)*
- 3.5 The relevant planning policies for the above documents are considered in the context of the development proposals in the *Planning Assessment* section.

MATERIAL CONSIDERATIONS

- 3.6 While not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Camden:
- *National Planning Policy Framework (NPPF).*
 - *National Planning Practice Guidance (NPPG).*
 - *Supplementary Planning Documents (SPDs).*

National Planning Policy Framework

- 3.7 On 20th July 2021, the government adopted the revised National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy that replaces the previous National Planning Policy Framework.
- 3.8 The NPPF outlines the presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental.

- 3.9 The framework is clear in Paragraph 11 that development that accords with an up-to-date Local Plan should be approved without delay.
- 3.10 Where there are no relevant development plan policies or the policies for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 3.11 The NPPF constitutes a material consideration in determining applications.

National Planning Practice Guidance

- 3.12 The Government launched the Planning Practice Guidance web-based resource in March 2014. The resource is continually updated, with the most recent update reflecting the revised National Planning Policy Framework adopted in February 2019.

Supplementary Planning Documents

- 3.13 There are several SPDs produced by the London Borough of Camden Council that are relative to the proposed scheme. The following guidance-based documents have been utilised when formulating this *Statement*:
- *Access for All (2019)*
 - *Housing (2021)*
 - *Design (2021)*
 - *Amenity (2021)*
 - *Home Improvements (2021)*
 - *Transport (2021)*
- 3.14 The SPDs are referred to as appropriate in this *Statement*.

4.0 PLANNING ASSESSMENT

PRINCIPLE OF DEVELOPMENT

- 4.1 The principle of development is already established given the existing units are C3 residential use and in the form of two one-bedroom apartments at first-floor and second-floor levels. The scheme proposes the “erection of a two-storey rear extension, mansard roof extension, use of the rear terraced area at third-floor level, and associated cycle storage” to facilitate the improvement of the flats, accommodating 2-bedrooms in each.

HOUSING

Housing Mix

- 4.2 Policy H10 of the London Plan directs LPAs to define housing needs. The scheme will result in 2no. 2-bedroom units. Policy H7 of the Local Plan relates to large and small homes, it seeks a mix of dwelling sizes for self-contained flats (Use Class C3). Informed by the Strategic Housing Market Assessment (SHMA), it indicates that the greatest requirement in the market sector is for two and three-bedroom homes, with one-bedroom homes attributing a lower demand. As the scheme would provide a total of 2no. 2-bedroom units compared to the existing 1-bedroom units, it would contribute positively to an identified need in the borough as per Policy H7. The delivery of 2no 2-bedroom dwellings carries significant weight as a benefit of the scheme.

Quality of Accommodation

Internal Floorspace

- 4.3 Policy D6 refers to housing quality and standards and sets out a range of criteria for new residential developments to follow to ensure it is of the highest quality. The scheme seeks to increase the internal floorspace of both units via two-storey and roof extensions to convert to 2-bedroom dwellings. Section 9 of the Housing SPD relates to residential standards and states that all homes should comply with Table 3.1 of the London Plan. The existing units are far below the standards and can be said to offer very poor-quality accommodation to the occupants.
- 4.4 The proposal will increase these dwellings. The first-floor unit will measure 43.5sqm and the second-floor duplex will measure 76sqm which will exceed minimum space standards and facilitate a high-quality standard of internal accommodation for the occupants. Criteria (c) of Policy H3 supports the enlargement of sub-standard units to meet residential space standards, the scheme complies in this regard.

4.5 Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours by managing the impact of development. It ensures that amenities are protected by granting permission for schemes that benefit from adequate daylight and sunlight, outlook, and noise levels. These matters are addressed below.

Daylight, Sunlight, & Outlook

4.6 Section 9 of the Housing SPD states that in considering the internal layout of homes, proposals should be dual aspect and habitable rooms should have suitable outlook. This will allow for direct natural light, ensuring sufficient levels of daylight and sunlight. The terraced area leading out from the rear of the duplex flat at third-floor level will provide a greater degree of outlook. The proposed units comply in this regard with guidance contained within the SPD and Policy A1.

Noise

4.7 The application site is located in a commercial and residential context, with households dominating the upper floors along Kentish Town Road. Given the site accommodates existing residential dwellings and the proposal development comprises the extension of these, the scheme accords with Policy D14 and Policy A4.

Outdoor Space

4.8 Policy A2 relates to open space, it indicates to secure new and enhanced open space and ensure that development does not put unacceptable pressure on the Borough's network for open spaces, a standard of 9sqm per occupant for new residential schemes is applied. Notwithstanding, as the two units are existing dwellings and not defined as 'new', private amenity space is not required in policy terms.

4.9 Paragraph 2.3.32 of the Mayor of London Housing SPG specifies that in exceptional circumstances where it is not possible to provide open space for all dwellings, a proportion of the dwelling may instead be provided with additional living space. As the scheme exceeds NDSS requirements for each unit, it accords with the above in this regard. The duplex apartment will benefit from a 12sqm roof terrace to the top of the extension at third-floor level that can be accessed from doors leading out from the rear. This is supported in Section 9 of the Housing SPD, which states that outdoor space can be adopted in the form of balconies, roof terraces and communal gardens.

DESIGN

- 4.10 New development is required to meet a high standard of design. The Design SPD outlines guidance for development to achieve this, including residential extensions. The Home Improvements SPD breaks down guidance into sub-sections and gives specific reference to materials, rear extensions, roof extensions and terraces that are all relative to this scheme. Policy D1 gives a range of criteria that development should adhere to in the form of high-quality design. Policy D3 of the Neighbourhood Plan outlines key development principles to consider for design, specific to the locality. The below provides an assessment of the scheme's design in policy terms.
- 4.11 The two-storey extension is to project from the rear of the host building and align flush with the rear elevations of the adjoining neighbouring properties, nos. 242 and 245, featuring a stepped elevation to the north. The extension will have a similar impact to that of a three-storey extension, given it is to sit above the existing single-storey outrigger and facilitate an uplift in habitable living space at first and second-floor levels.
- 4.12 The extension responds to the character and context of the surrounding area, proposing matching traditional brickwork to harmonise with the main building and would add to a variety of three-storey development at the rear of buildings along Kentish Town Road that form a non-uniform building line and vary in terms of architectural designs and materiality. The scale and proportions would not be deemed excessive or represent any form of overdevelopment.
- 4.13 As demonstrated in the previous section, the duplex unit is to benefit from a terraced area to the top of the proposed extension due to its flat roof form. The balcony is to contain a glazed balustrade that is wraparound the perimeters of the terraced area which will be finished in frosted glass and will be set behind the parapet. The rear extension and associated terraced area will be subordinate to the main building (with the roof extension) and therefore will only be visible from the rear of properties along Kentish Town Road and to the west.
- 4.14 The scheme proposes the addition of a roof extension to facilitate habitable living space at third-floor level. It is to feature a flat mansard roof which is traditionally associated with Georgian and Victorian buildings, akin to the host building. The lower slope is to rise from behind the parapet wall, separated from the wall by a setback and gutter. In terms of materiality, the roof is to consist of a tiled approach that will harmonise with the mansard roof of the adjoining property to the north, no. 245, as well as various examples within the street scene. In this regard, the roof extension responds to the local context.

- 4.15 The proposed windows to the front elevation of the roof extension are to align with the below fenestration pattern of the glazed elements that are to be retained. As such, the old and new elements will harmonise visually when viewed along Kentish Town Road. Given the two-storey extension is to change the internal layout of the units to the rear, a new fenestration pattern to the western elevation is proposed that will match where possible.
- 4.16 In terms of massing and scale, given there are several four-storey original developments and extensions along Kentish Town Road, the proposal will be in keeping with the local character and context. It is noted that it will not have any impact on strategic views and will have negligible impact on any local views.
- 4.17 Sustainable design and durable construction methods, as well as energy efficiency and climate mitigation measures will be utilised as appropriate.
- 4.18 In the above regard, the scheme is compliant with guidance contained within the Design and Home Improvements SPDs, and criteria as set out in Policy D1 of the Local Plan and Policy D3 of the Neighbourhood Plan.
- 4.19 A full analysis of the scheme is provided within the Design and Access Statement prepared by ME Architects.

NEIGHBOURING AMENITY

- 4.20 Policy A1 seeks to protect the quality of life of occupiers and neighbours. Criteria (e) and (f) ensure that development will protect amenity by maintaining appropriate visual privacy and outlook, as well as adequate sunlight, daylight and overshadowing levels. The Amenity SPD provides detailed guidance regarding the above matters.
- 4.21 The proposed development involves a two-storey rear extension (at first and second-floor level) that will have a similar impact to that of a three-story extension, and an extension to create a fourth-storey at roof level. Windows are to be installed front and rear elevations, and a roof terrace will be sited to the rear with access at third-floor level.

Visual Privacy and Outlook

- 4.22 The scheme proposes windows to the front and rear elevations of the roof and rear extensions that will serve habitable rooms. These are to not directly outlook onto any neighbouring habitable windows within distance that would suggest any loss of privacy. The roof terrace will include glazed panels to the side to prevent overlooking.

4.23 In terms of outlook, the Amenity SPD states that “development should ensure that the proximity, size or cumulative effect of any structure avoids any overbearing and/or dominating effect that is detrimental to the enjoyment of neighbouring occupiers”. It is considered that the rear extension has been designed to minimise any overbearing impact by stepping in the side elevation adjoining no. 245, and by mimicking the existing building line along the rear of Kentish Town Road.

Daylight, Sunlight and Overshadowing

4.24 The scheme has been tested in relation to the impact on neighbours in the context of the BRE's 'Site Layout Planning for Daylight and Sunlight', a report is submitted with the application prepared by NRG Consulting. The report confirms that impact would not arise to adjacent occupiers as a result of the proposed extensions.

4.25 As such in daylight, sunlight and overshadowing terms, the existing situation would be preserved.

4.26 As demonstrated above the scheme would not result in an impact on neighbouring amenity, the proposal is acceptable on this basis.

TRANSPORT AND PARKING

Car Parking

4.27 Policy T2 indicates that new homes must comply with Camden’s car-free policy. Whilst this development does not propose any ‘new’ units, the existing premises is car-free. The scheme seeks to maintain this.

Cycle Parking

4.28 Camden Council have adopted *Minimum Cycle Parking Standards* as per criteria (h) of Policy T1. However, the proposed development comprises only the extension of existing dwellings, not the creation of new dwellings. As such, there is no requirement to provide cycle storage on the site. By virtue of the extensions to the flats further storage is being added to each unit as such there would be space for cycle storage within each flat.

Refuse Collection

- 4.29 Policy CC5 indicates that development should include facilities for storing and collecting waste and recycling. As the two existing units are to be maintained and each will benefit from three bedrooms or less (as per paragraph 8.10 of the Design SPD), the minimum volumes per dwelling are to be retained. These consist of:
- *120 litres of bin, box or sack volume for general waste or 'refuse'*
 - *140 litres of mixed dry recycling*
 - *23 litres of food waste*
- 4.30 The Design SPD states that kerbside or communal residential waste collection services are offered in Camden. Refuse collection will continue to be collected from kerbside as per the existing arrangements for the site.

OTHER MATTERS

Archaeology

- 4.31 Whilst the site is within an Archaeological Priority Area, no works at ground level are proposed. There is no risk in this regard.

Flooding

- 4.32 The application site is located within Flood Zone 1. It is not within a designated Flood Risk area as it has a low probability of flooding. There is no flooding risk associated with the site.

5.0 CONCLUSION

- 5.1 The proposed development comprises the erection of a two-storey rear and roof extension to improve the existing two flats, increasing the amount of habitable living space and facilitating an uplift from 1-bedroom to 2-bedrooms for each unit. The upper flat will become a duplex, benefitting from the roof extension and utilising the flat roof of the rear extension to form a roof terrace that will form private amenity space for the occupiers.
- 5.2 The site presents an opportunity to significantly improve the existing flats in a highly sustainable location. In terms of the design and architectural approach, the scheme is of a high-quality.
- 5.3 As demonstrated through this *Statement* and the other submission documents, the scheme would harmonise with the materiality of the host building and surrounding area in the form of a tiled mansard and traditional brickwork. It would assimilate with the scale and massing of the immediate context, preserve neighbouring amenity, and bring quality 2no. 2-bedroom units to the market in accordance with the housing need in Camden.
- 5.4 This *Statement* has demonstrated the positives arising from the proposed development, there would be no significant and demonstrable adverse impacts arising from the proposal. Rather, no harm would arise, and this leads to the conclusion that planning permission should be granted.



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