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Ref: 2024-126

Planning Department  
Camden Council  
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To Whom It May Concern,

**225 Kentish Town Road, London, NW5 2JU**

**Section 73 (Minor Material Amendment) Application to amend the front, rear and rear flank elevations of the development approved under Planning Permission 2017/4649/P.**

### **Introduction**

Newsteer Real Estate Advisors acts on behalf of Create REIT Limited in relation to their development at 225 Kentish Town Road, London, NW5 2JU.

Planning permission was granted by Camden Council on the 1<sup>st</sup> of August 2018, application reference 2017/4649/P for the substantial demolition of three storey commercial building and construction of a five storey building, including a mansard roof, retained shopfront, first floor rear maintenance terrace and four storey rear projecting stairwell. The approved development results in retention of the ground floor retail unit and creates 2no. residential flats above.

A discharge of conditions application was granted on the 14<sup>th</sup> of September 2020, application reference 2020/3318/P.

This Minor Material Amendment (MMA) application is submitted to amend the elevations of the upper floors only. There will be no change to the shopfront at ground floor from the approved plans within application ref: 2017/4649/P.

The proposed amendments include:

- Front elevation: a change to the proposed materials from Portland Stone to red brick.
- Rear elevation: a change to the proposed ventilation louvre to a clear glass window with red brick on the top edge.
- Flank elevation: a change to the three proposed ventilation louvre to three clear glass windows with red brick on the top edge.

There are no other changes to the development which was granted under 2017/4649/P and the proposed amendments are a result of detailed design review of the approved plans and the surrounding area. It is considered that the amendments are 'minor material' in nature and provide an overall improvement to Kentish Town Road.

The documents submitted in support of this application include the following:

- Application Form (PP-12901698)
- Proposed Plans (Prepared for by Mark Newton Associates):
  - Front Elevation – 1257-P004
  - Rear and Side Elevation – 1257-P005
  - Front Façade and Front Façade Section A and B – 1257-P006
  - Ground & 1st Floor Layouts – 1257-P-001
  - 2<sup>nd</sup> & 3<sup>rd</sup> Floor Layouts – 1257-P002
  - 4<sup>th</sup> & Roof Layouts – 1257-P003
- Design and Materials Statement (Prepared for by Mark Newton Associates Ltd); and
- Planning Statement (prepared by Newsteer in this Cover Letter).

The statutory planning application fee for the application (£357.00 incl. VAT, plus the £64.00 Planning Portal fee) has been paid via the Planning Portal.

### Condition 2

The wording for Condition 2 under Ref. 2017/4649/P states that:

*“The development hereby permitted shall be carried out in accordance with the following approved plans: 22209-00 (OS Extract); 22209-01; 22209-02; 22209-03; 22209-04; 22209-07; 22209-08; 22209-09; 22209-10; 22209-P01\_RevC; 22209-P02\_RevD; 22209- P03\_RevC; 22209-P04\_RevC; 22209-P05\_RevC; 22209-P06\_RevB; 22209- P07\_RevF; 22209-P08\_RevB; 22209-P09\_RevB; 22209-P10\_RevB; 22209- P12\_RevB; 22209-P13\_RevB; 22209-P15. Design and Access Statement; Lifetime Homes Assessment; Noise Assessment by Mayer Brown dated January 2016; Odour Assessment by Mayer Brown dated January 2016; Planning Statement by GL Hearn dated August 2017.”*

The majority of the approved plans are unchanged as a result of the proposed amendments. For ease, those which are proposed to be replaced are summarised in **Table 1** below:

Approved under 2017/4649/P	Proposed under this Application
Front Elevation - 22209-P07-Rev F	Front Elevation - 1257-P004
Rear Elevation - 22209-P08-Rev B	Rear and Side Elevation - 1257-P005
Section A-A – 22209-P10-Rev B	
Enlarged part section and elevation – 22209-P12-Rev B	Façade Details - 1257-P006
Enlarged part section and plan – 22209-P13 Rev B	
Ground Floor Plan – 22209-P01-Rev C	Ground & 1st Floor Layouts – 1257-P-001
First Floor Plan – 22209-P02-Rev D	
Second Floor Plan – 22209-P03-Rev C	2nd & 3rd Floor Layouts – 1257-P002

Third Floor Plan – 22209-P04-Rev C	
Fourth Floor Plan – 22209-P05-Rev C	4th & Roof Layouts – 1257-P003
Roof Plan – 22209-P06-Rev B	

It should be noted that there are no proposed changes to the ground floor and roof plans, however, these have been included for completeness.

### **Proposed Front Elevation Amendments**

The proposals for the front elevations is indicated on the supporting plans and Design and Materials Statement. The proposed amendments to the front elevation include replacing the Portland Stone with a more traditional brick design, utilising a design created from the use of red and yellow brick. The proposed red and yellow brick will replace the Portland Stone which goes around the windows in vertical columns from the first floor to the third floor, more closely reflecting the design seen at the neighbouring 227 Kentish Town Road, which unitises very similar architectural styles. This will mean that 225 and 227 will appear closer in design bringing the two buildings together in appearance. Following the approval of 2017/4649/P it was considered that this is a more appropriate approach to the elevational approach of the new building. The use of red and yellow brick also reflects several other buildings along the high street with a study of these buildings provided within the Design and Materials Statement. The proposal also seeks to amend the balustrades from the approved metal railing to more modern Juliet glass balustrades.

The overall design intent and quality of the front elevation of the approved scheme is retained with the proposed change in material being considered a better-considered design approach to the new building which will positively contribute to the street scene as the approved development comes forward.

### **Proposed Rear and Rear Flank Elevation Amendments**

The amendment at the rear of the Site is the changing of previous ventilation louvres to proposed clear glass windows. All three previously approved smoke vents on the rear flank elevation are subject of this amendment, as well as the one window at the first floor on the rear elevation. This amendment comes after a building regulation review for the provision of smoke dispersal from the single stair serving the apartments. There will be no change in the location of the windows from that of the previously approved louvres. The use of clear glass windows will allow for additional natural light to the previously only internally artificially lit stairwell. The proposed windows will have automated actuators installed, that will be linked to the fire detector and alarm system to open in the case of an emergency to provide ventilation to apartments. This then mitigates the loss of the louvres in this emergency situation, so there is no loss of fire safety at the site.

The windows on the rear flank elevation serve the circulation space of the staircase within the approved development only and therefore do not present any impact from increased overlooking to neighbouring properties. Additionally, it should be noted that the closest adjacent windows are at an angle and do not face the property directly. It is therefore considered that there will be no consequential issues with overlooking or loss of privacy for neighbours or residents

with the conversion of the louvres to glass. Furthermore, the amendment of the louvre to the glass window on the first floor rear elevation will allow for a more uniform elevation, matching other windows which is considered a design benefit.

The brickwork at the rear of the building will be unchanged from the approved yellow brick. This style already is a close reflection of the surrounding buildings in style and proportions, with respect to the use of materials, traditional window 'type', spacing, and arrangement. However, this application proposes that vertical brickwork along the window top edges be changed to red brick.

### Summary

The changes are not material and do not significantly alter the elevations of the approved development, instead, the amendments are considered an improvement to the previous scheme which will more positively contribute to the street. It is therefore considered that the proposed minor amendments are acceptable and will ensure the deliverability of this development to the benefit of this part of Kentish Town Road.

We trust that the above and supporting material provides you with sufficient information to validate this application. Should you require anything further, however, please do not hesitate to contact me.

Yours faithfully,



**Jessica Wilson**

Director

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