

# Appeal decision **DISMISSED**

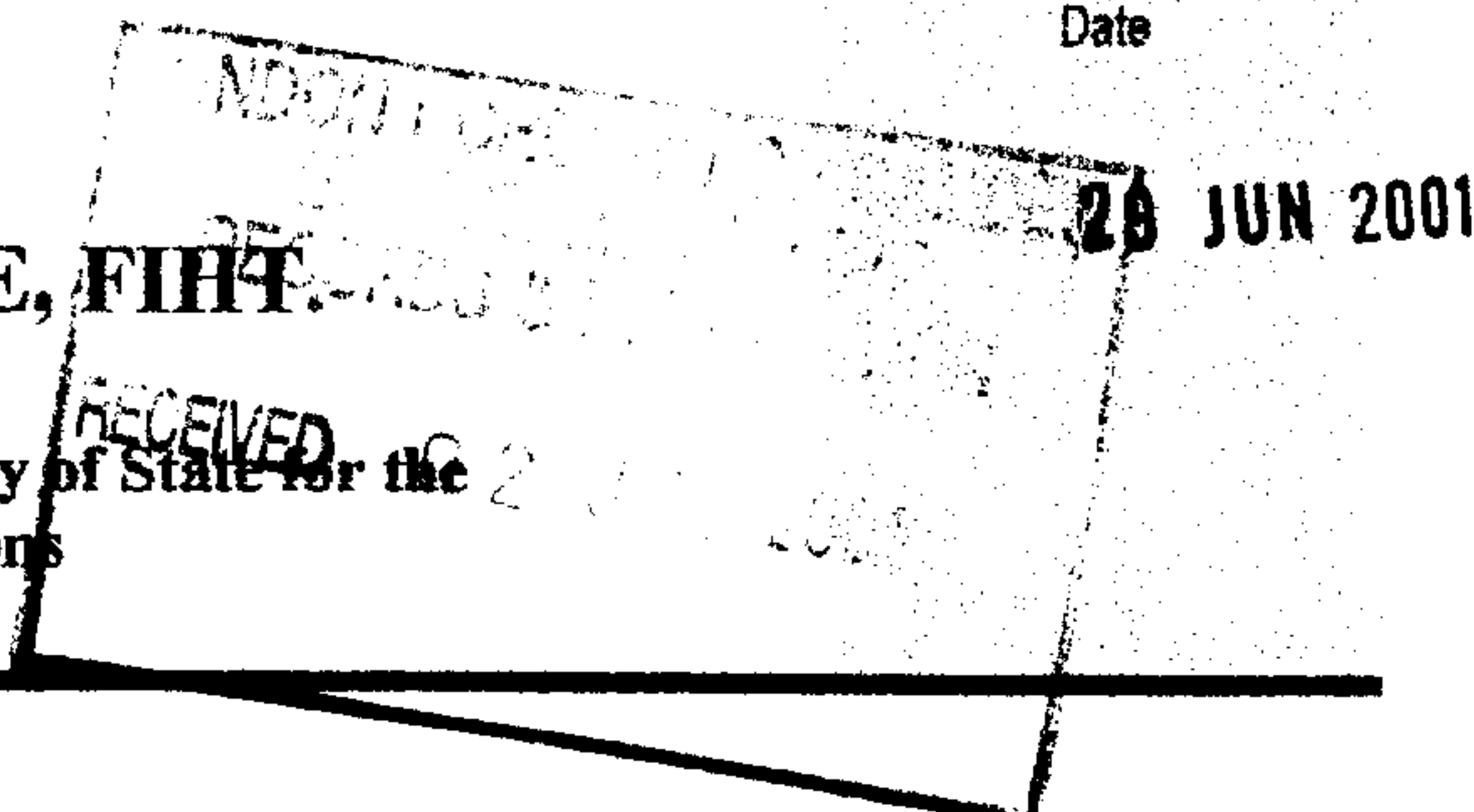
site visit held on 25 June 2001

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Date

By **J R Mossop, CEng, FICE, FIHT**

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions



Appeal: APP/X5210/A/01/1061899

Appeal site: Imperial Works, 1A Perren Street, Kentish Town.

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is made by The Tremada Partnership against the Council of the London Borough of Camden
- The application (ref: PEX0000576) dated 29 June 2000 was refused by notice dated 26 September 2000
- The development proposed is the erection of an additional storey to the B1 building to provide two new flats as shown on drawings numbered 3036/001 to 3036/015 inclusive and 3036/16.

**Summary of Decision: The appeal fails.**

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## SITE DESCRIPTION.

1. Imperial Works is a large multi storey industrial building lying within an area of mixed residential and industrial development close to Kentish Town West Station. The works are reached from the end of a short cul-de-sac which gives access to another industrial building between the site and the railway line. There is a further entrance at the north west of the site from Ryland Road.
  2. At the time of inspection the whole of the premises appeared to be in office use. The works to the south gave rise to some industrial noise. There is a school nearby.
  3. Access to the flat roof was gained via a metal staircase at the western end of the building. In the centre of the roof there is a brick building presumably housing lift gear. Distant views of London were available from the roof of the building as well as closer views of the railway station to the south and a building under construction to the south of the railway line. To the north closer views were available of the fronts of houses in Ryland Road and to some extent the backs of houses backing onto the site.
  4. Ryland Road and Perren Street are narrow roads. The appeal premises does not appear to have any parking space within the appeal site boundary.
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**CONSIDERATION OF THE PROPOSAL.***Planning Policies.*

5. In their reasons for refusal and their statement of case the local planning authority refer to the following planning policies:

**The London Borough of Camden Unitary Development Plan 2000** (Old policy numbers are shown in brackets).

Policy EN1(EN1) - seeks to ensure that developments will not have an adverse effect on the amenity of surrounding areas

Policy EN14(EN16(new)) - requires all proposals to be sensitive to and compatible with the scale and character of their surroundings. It sets out 5 considerations to be taken into account.

Policy EN19(EN27) - sets out considerations to be taken into account regarding the amenities of occupiers and neighbours.

Policy EN24(EN57) - sets out various criteria against which roof alterations and extensions will be judged

Policy HG16(HG20) - seeks to ensure that new residential development schemes include a mix of housing types and sizes and sets out various matters to be taken into account.

Policy TR17(TR16) - sets out residential parking standards.

Policy DS8(DS9) - sets out parking standards in tabular form.

*Issues.*

6. From my inspection of the site and its surroundings and from my consideration of all the written representations made, I am of the opinion that the decision in this case rests on the effect of the proposed development on the character and appearance of the area, the effect on the amenities of neighbouring occupiers and the effect on road traffic in the area. I am also required under Section 54A of the 1990 Act as amended to determine the case in accordance with the development plan unless material considerations indicate otherwise.

*Conclusions*

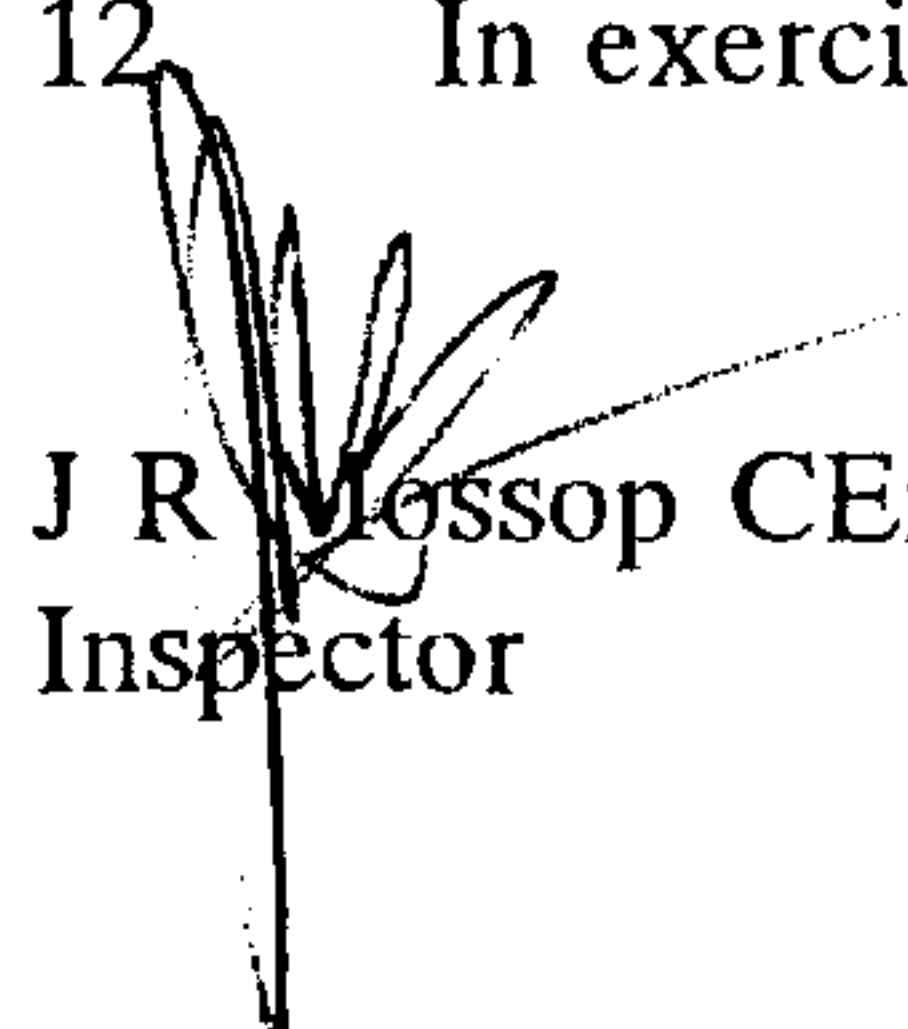
7. The proposal is to add one more storey to an existing multi-storey industrial type building which already by reason of its height and bulk dominates the surrounding

area. The addition of a further storey would increase this effect and create a building of such additional height and bulk that its effect would be totally out of scale and character with the surrounding area. In addition a further storey which would be undoubtedly residential in character and design would look out of place and to my mind incongruous in the context of the present rather austere industrial building. I therefore consider that policies EN1, 14 and 24 would not be complied with either in whole or in part.

8. The proposed extension would be set back from the edge of the roof and the height and angles of view from the windows on the proposed dwellings would probably preclude very much overlooking of the houses immediately to the north. However small roof terraces are proposed at each end of the building and there could be some overlooking from these areas which would reduce the privacy of existing local residents and conflict with policy EN19.
9. Whilst there may be some perceived conflict with the local planning authority's housing mix policy I cannot see that this can be rigidly applied in all cases particularly where only a small number of dwelling units is being proposed. In the present case however the proposal is to provide two flats each with two bedrooms which would cater for a family with one or two small children and thus I do not consider that the local planning authority's housing policies are determining in this case.
10. Regarding traffic conditions the site lies within an area which is close to Kentish Town West station and is said to be within easy walking distance of two bus routes. The nearest tube station is some 700 metres away. The site lies within a controlled parking zone. However it would seem to me likely that the design and accommodation in proposed flats would appeal to car owning occupants. There is no indication of any proposed off-street parking area in connection with the development and the effect of additional vehicles seeking to park in nearby streets where such demand is already said to be high could create difficult parking conditions and thus conflict with the local planning authority's parking policies.
11. Therefore for the reasons given above and having regard to all other matters raised I conclude that the appeal should be dismissed .

#### FORMAL DECISION.

12. In exercise of the powers transferred to me I dismiss the appeal.

  
J R Mossop CEng, FICE, FIHT.  
Inspector