

The page features an abstract graphic design in the background. It consists of three blue circles of varying sizes and two thin blue lines. One line starts from the top left and extends towards the center, passing behind a large blue circle. The other line starts from the top right and extends towards the center, passing behind a medium-sized blue circle. A third, larger blue circle is positioned in the bottom right corner of the page.

DESIGN, ACCESS and PLANNING STATEMENT

385 Kentish Town Road, London NW5 2TJ

14/5/2014

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Site and surrounding

Application site is a three storey mid terrace property situated on the western side of Kentish Town Road.

Ground floor is a fish and chips (A5) shop and upper floors is a flat. Both adjoining units are commercial on the ground floor and residential on the upper floors.



The site is located on a busy road within Kentish Town Centre and the Kentish town tube station is nearby. It is not located within any conservation area and there are regular day and night buses running in the area. Area has a PTAL level of 6a which is highly accessible.

Proposal

Conversion of rear part of existing ground floor into a studio flat. New roof extension to provide an additional bedroom to existing flat. Retention of new shopfront.

Details of proposal

Ground floor unit currently benefits from a single storey rear extension which is not fully in use. The rear part of this unit is in storage use, however there is no need that large amount of storage for existing fish and chips takeaway and therefore, proposal is to use existing already developed site as a studio flat.

Proposed studio flat will have internal space of 37m² and rear garden as a private amenity space.

Proposal is also involves additional storey to this existing terrace property, similar to No 381 Kentish Town Road roof extension. Proposed extension will provide an additional bedroom to existing two bedroom flat and will change this into a three bedroom maisonette.

Existing commercial unit on ground floor is been in fish and chips takeaway use for some time, however new management of the shop upgraded unit's look inside out and whilst doing this changed existing shopfront. New shopfront does allow to open up existing unit completely and provides a new access to flats.

Planning considerations

Provision of new studio flat on ground floor

Existing commercial unit which is used as fish and chips shop (A5) does not require all the available ground floor area as there is no need for a large storage.

Existing fish and chips currently operates from the front part of the site successfully and proposed conversion of rear part of the premises will not change this situation.

Refuse storage will continue on storage area as existing and will be collected by a private company as this is a commercial operation. Proposed conversion will have no detrimental effect to existing unit in any way.

Proposal will use this existing already built up, brownfield, extremely accessible site sustainable and better; will be in line with NPPF.

Proposed flat will comply with internal and private amenity space requirements of London Plan Policy 3.8 and London Plan Housing SPG.

Proposed flat will have a minimum internal space of 37m² internal space and 35.5m² of private amenity space.

This is a west facing unit and provides a good living accommodation. Unit will look into private rear garden.

Furthermore, conversion of part of ground floor into a studio flat will help and improve the Council's housing stock and complies with Camden Council's planning guidance.

New roof extension to provide additional bedroom to existing flat

Proposal also involves an additional floor to this existing terrace to provide an additional bedroom to existing flat.

Proposed extension to roof will be similar to the roof extension on No 381 Kentish Town Road. New floor will provide an additional bedroom and toilets.

Existing first floor balcony serves to existing flat and there will be no changes on this and second floor level.

Proposed new roof extension is similar to others in the area and its external material will be similar to existing building and will have a white render finish. and therefore will match the existing and comply with Council's policies.

New shopfront

Ground floor unit is recently updated inside out and a new shopfront installed.

Existing shopfront was granted years back and had no architectural quality. New shopfront not only improves the area's visual amenity it also provides a new access to the rear and upper floor flat, which will be much secure and better access to these units.

Previous shopfront, as seen below on 2012 Google image, was a metal shopfront with no interest.

Applicant was not aware that this alteration would require a planning permission, therefore the works to new shopfront is recently carried out and this application is therefore retrospective on this part and requires a retention of new shopfront.



Previous shopfront (Image from Google maps)

However new shopfront which is a wooden frame and allows shop to open completely, is much more interesting and suitable to this town centre location as it provides active street frontage.



Newly installed wooden frame shopfront

New shopfront provides a level access for people for disabilities and complies with Camden Council design policies.

Conclusion

Proposed provision of new studio flat and roof extension and new shopfront are compatible with Camden Council and London Plan Policies and application should be considered in favour. However, if LPA requires any amendments to proposals applicant would like to work with the Council.