

**PLANNING STATEMENT**

**REINSTATEMENT OF THE PUBLIC HOUSE FAÇADE AND EXTENSION AND  
ALTERATION TO THE PROPERTY TO ACCOMMODATE B1/A2 USE AT  
BASEMENT AND GROUND FLOOR LEVELS AND 8 RESIDENTIAL UNITS AT  
FIRST, SECOND AND THIRD FLOOR LEVELS (C3 USE)**

**At**

**147 KENTISH TOWN ROAD, LONDON, NW1 8PB**

**ON BEHALF OF**

**147 KENTISH TOWN ROAD LTD**

**SEPTEMBER 2014**

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**Appendix 1** – Site Location Plan

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## **1.0 INTRODUCTION**

- 1.1 This Planning Statement is submitted on behalf of 147 Kentish Town Road Ltd (hereafter referred to as the 'Client') in support of a planning application for the reinstatement of the public house façade and extension and alteration to the property to accommodate commercial office space at basement and ground floor levels and 8 residential units at first, second and third floor levels at 147 Kentish Town Road, London.
- 1.2 Specifically, the proposals include for the reinstatement of the two principal façades of the public house repairing and restoring the architectural features. The proposals also include for the provision of a new contemporary roof extension to the property providing for a new three storey development. The new third floor level would be set back from the parapet, less visible from street level.
- 1.3 The proposals allow for the provision of commercial floorspace for the client at basement and ground floor levels with the provision of 8 residential units above at first, second and third floor levels (including 6 x 2-bed units and 2x 1-bed units). The majority of proposed units have been designed to Lifetime Home Standards. The development will be car free, but 20 cycle spaces will be provided at basement level.
- 1.4 This Statement provides a description of the site and the development proposals. It provides an overview of the relevant planning policy and a full planning assessment. On the basis of this assessment, the statement concludes that the planning application complies with planning policy and that permission should be granted accordingly.
- 1.5 This planning statement forms part of the application for planning permission and should be read in conjunction with the following supporting documents which have been commissioned following discussions with the Local Planning Authority:
- Full Scheme Drawings – Daria Wong Architects;
  - Design and Access Statement – Daria Wong Architects;
  - Statement of Community Involvement – Planning Potential;
  - Heritage Statement – Heritage Collective;
  - Archaeology Assessment and Addendum – CGMS and Planning Potential;

- Transport Statement and Addendum – Ringley Ltd and Planning Potential;
- Servicing Management Plan – Ringley Ltd;
- Daylight and Sunlight Study – David Maycox and Company;
- Sustainability Report / Energy Statement – EPS Group;
- Structural Report – RWA London;
- Basement Impact Assessment – Site Analytical Services;
- Construction Management Plan – AM Safety Specialists Ltd.

## 2.0 THE SITE, SURROUNDING AREA AND PLANNING HISTORY

### Site Context and Surrounding Area

- 2.1 The site is located within the London Borough of Camden and is approximately 0.03 hectares in area and predominantly flat. The site runs along both Kentish Town Road and Castle Road. A Site Location Plan is attached at **Appendix 1**.
- 2.2 The former Castle Public House is a three storey building with basement and attic room located at the corner of Kentish Town Road and Castle Road. The building includes a part single / part two storey rear addition with yard. The building was formerly used as a bar and music venue.



**Figure 1: Image of existing building**

- 2.3 The area is characterised by mixed use properties with general commercial / retail uses at ground floor and storage or residential uses on the upper floors. The majority of buildings surrounding the site are between two and seven storeys.
- 2.4 To the west of Castle Road are two three-storey properties with commercial uses on the ground floor. One is owned by our Client, Ringleys. On the opposite side of Castle Road are residential properties which have residential windows facing the application site.
- 2.5 To the north is a three storey building, with ground floor in use as a funeral directors, which flanks a traditional terrace of three storey properties with retail uses at ground floor level, along Kentish Town Road.

- 2.6 To the south is a two storey building used for retail purposes. This was the former South Kentish Town Underground Station entrance that opened in 1907 but closed in 1924. Beyond a passageway to the south is a four storey building with café use at ground floor and beyond this continues the terrace properties that line Kentish Town Road consisting mainly of two and three storey buildings, each with commercial and retail uses at ground floor.
- 2.7 On the eastern side of Kentish Town Road is a short terrace of four storey buildings in commercial use on the ground floor. To the south of these at the junction with Royal College Street is a mansion block of part five / part six storey residential properties.
- 2.8 At the apex of the junction of Kentish Town Road and Royal College Street is a three storey building with roof accommodation and office space at ground and basement levels (currently used by Ringleys). The buildings adjacent to the south increase in height to part five / six and part seven storey.

### **Site Accessibility**

- 2.9 The site has excellent accessibility and is rated at PTAL 6b. Camden Road overground is 470 metres away, Camden Town underground is 650 metres away, and Kentish Town overground is 670 metres away. A total of thirteen bus routes pass within 500 metres of the site, going on to serve both Central and Outer London areas.

### **Site Allocation**

- 2.10 The site is located within an Archaeological Priority Area, within Kentish Town Town Centre and within a Town Centre Secondary Frontage.
- 2.11 The property is not Listed or within a Conservation area. However, there is currently an Article 4 over the property with regards to its demolition.

## Recent Site Planning History

### Application

- 2.12 A previous application for the demolition of the former, derelict Public House and erection of a mixed use development was refused by the Council in March 2014 (reference: 2013/5568/P). The proposal was for the:

*"Redevelopment of existing former public house (A4 use) including enlargement of the existing basement plus five storey mixed use building comprising office space (A2/B1) at basement/ground floor levels and 9 self-contained residential flats (C3 use) at upper floors comprising 1x1 bed, 6x2 bed and 2x3 bed including basement level cycle storage and solar panels on the roof following demolition of existing building (A4 use)".*

- 2.13 The application was refused on 12 grounds and importantly on the basis that the demolition of the existing building would result in the "loss of a significant local landmark building" and "local heritage asset" that "contributes positively to the local streetscape". The Council also refused the proposals based on the design stating that the "height, bulk, mass scale and detailed design would have an adverse impact" on both the character and appearance of the surrounding street scene and local area as well as on the amenity enjoyed by neighbouring residents on Castle Street.

### Appeal

- 2.14 Subsequently an appeal was submitted for non-determination that was dismissed in May 2014 (appeal reference: APP/X5210/A/14/2211254). The Appeal is clear in that it is only the quality of the replacement building that prevents demolition of the existing building with modest heritage interest. At paragraph 14 of the Appeal Decision, the Inspector notes:

*"Having taken account of the evidence presented at the Hearing and the attractive design and age of the building, I consider that it has a degree of heritage interest which needs to be taken into account in determining this appeal. In the context of the proposal for a replacement building which I*

*consider to be unacceptable, there is insufficient merit to outweigh the, albeit modest, heritage interest in the existing building”.*

- 2.15 However, the Inspector concluded that there was nothing presented to him throughout the appeal process that would lead to a different conclusion than the Council provided at application stage.

#### **Article 4 Direction**

- 2.16 Although the property is not listed or within a Conservation Area, an Article 4 Direction was served on the property with regards to its demolition. Work undertaken on the property to date includes the removal of the roof, rusticated quoins, window architraves with projecting cornices at first floor, bracketed sills and cornice at second floor and cornice at roof level.
- 2.17 The Council served an enforcement notice on the 4 June 2013 and although this was appealed by our client, the Inspector determined that the appeal should not succeed and the enforcement notice should be upheld. As this decision was issued on the 27 March 2014, the breach of planning control requires re-instating these features by the 27 September 2014.
- 2.18 We are currently discussing the details of the enforcement case with the Council alongside the submission of this application. However, the intention is that through the application proposals, the re-instatement of these lost original features will take place. It should be noted that the roof has already been reinstated to ensure the building is water tight. The procurement of other works including the ornate external mouldings are also underway.

#### **Other Relevant Applications**

##### **3A Castle Road**

- 2.19 An application (reference: 2014/2831/P) was submitted for the “erection of a mansard roof extension, and a rear second floor extension above back addition to replace an existing terrace with a new terrace formed to roof of revised back addition” at Flat 3A which lies adjacent to the application site.



- 2.20 The mansard roof extension was set behind the parapet and measures 3.1 metres in height. The proposals sought to enlarge the existing 2 bed self-contained flat to a 3 bed self-contained flat.
- 2.21 The Officer's delegated report refers to the Castle Public House site and notes at paragraph 2.3 that a significant gap of 8m exists between the site and the public house site.
- 2.22 The application was approved under delegated powers on the 11 August 2014. It was considered that the roof extension would not create any "significant loss of light to neighbouring properties".

### **141 to 145 Kentish Town Road**

- 2.23 An application (reference: 2013/6368/P) was submitted for the "erection of a mansard roof extension to provide 3 residential units (1x1 bed and 2x 2 bed) (Class C3), and erection of associated bin and bike storage in Castle Place at ground floor level" at 141 to 145 Kentish Town Road which lies adjacent to the application site.
- 2.24 The mansard roof extension is set behind the parapet and it is noted within the officer's report that the mansard would be tiled and the pitch of the mansard would be sloped at an angle of 70 degrees.
- 2.25 The application was approved under delegated powers in December 2013 and is subject to a S106 Legal agreement. It was considered that the proposed roof extension is "sensitively designed and appropriate in the context of the main building". It was also considered that the extension would not have a significant impact on the residential amenity of existing neighbours.

### 3.0 THE PROPOSALS

- 3.1 The proposals involve for the reinstatement of the public house façade and extension and alteration to the property to accommodate over 400 sq m of commercial office space at basement and ground floor levels and 8 residential units at first, second and third floor levels.
- 3.2 In line with the NPPF, the scheme has been designed in consultation with the Council, Residents Associations, local residents and local businesses (further details are set out within the supporting Statement of Community Involvement).
- 3.3 For information, the residential accommodation will comprise the following:

**Table 1 – Accommodation Schedule**

Unit Type	Quantity
<b>1 Bed</b>	<b>2</b>
<b>2 Bed</b>	<b>6</b>
<b>Total</b>	<b>8</b>

- 3.4 Two 2-bed and one 1-bed flats are provided at both first and second floor levels. The remaining two 2-bed flats are provided within the new lightweight roof extension at third floor level. There will be a new lift shaft provided internally which will provide access to all levels from basement to the third floor. The entrance to the flats will be provided via a new entrance on the Castle Road elevation.
- 3.5 At basement and ground floor levels, over 400 sq m office floorspace will be provided as our client requires more space locally. It is anticipated that additional space will accommodate a more people and provide a modern meeting space which is currently not accessible to them at their offices on Royal College Street.
- 3.6 Luxcrete rooflights will be provided at ground floor level to provide light into the basement. This has been confirmed as acceptable by the Council and Transportation team in pre-application discussions.
- 3.7 The windows on the ground floor will be opened up on the Kentish Town Road elevation and this arrangement would continue to the Castle Road frontage. This

component of the design seeks to emulate the existing window arrangement in 1910 and seeks to provide light into the office space (see historic photo below).



**Figure 2: Image of building in 1910 showing historic window arrangement**

- 3.8 The proposal takes many of its proportions from the existing building, whilst remaining subservient, allowing for the former public house to retain its status as a significant landmark. A traditional approach is taken to the elevations, as this allows for the existing not to be over powered by the new addition.
- 3.9 The proposal also follows the hierarchy of the existing building, with a higher ground floor, with larger windows diminishing towards the upper floors. This suits the commercial function of the lower floor with its need for higher floor to ceiling heights, whilst also creating an active frontage, completing and befitting the street scene.
- 3.10 Through the design, reference is also made to the fenestration of 3 Castle Road, with transoms added to the new windows to mirror the proportions.
- 3.11 A contemporary approach has been taken to the roof extension. However, this is kept low behind the existing building parapet, allowing the proposal to remain an understated addition whilst giving the new building an identity of its own.

- 3.12 The materials used take precedent from the surrounding area. The rheinzinck tiled roof references many of the tiles mansards in the area and the stock brick is similar to a number of the neighbouring buildings. The render reference has been discussed with the Council and the colour was deemed the most appropriate in those discussions.
- 3.13 As noted, the proposed development will be car free with very good accessibility (PTAL 6b) to public transport routes. However, there will be cycle storage provided at ground floor level. A facility for 20 cycle stands will be provided in line with policy requirements (14 for the residential units and 6 for the commercial unit).
- 3.14 All units are designed to Lifetime Homes 2010. The London Housing Design Guide (August 2010) and CPG1 'Design' and CPG2 'Housing' have also been used to create a high quality residential accommodation. The unit that sits behind the re-instated façade will have windows with a cill level at 1140 mm.
- 3.15 Further details of the scheme are provided in the submitted Design and Access Statement.

## 4.0 PLANNING POLICY SUMMARY

4.1 The statutory development plan for the area comprises the Core Strategy (adopted 2010), Camden Development Policies DPD (adopted 2010) and the adopted Camden Planning Guidance documents.

4.2 A full review of relevant policy is set in full in **Appendix 2** and is assessed against the proposals in the following chapters.

4.3 The policy and guidance documents reviewed comprise both national and local guidance are listed below:

### **National Policy**

- National Planning Policy Framework (NPPF) (March 2012);
- National Planning Policy Guidance (NPPG) (March 2014).

### **Local Policy**

- Core Strategy (2010);
- Camden Development Policies DPD (2010).

### **Local Guidance**

- Camden Planning Guidance documents CPG1 Design, CPG2 Housing, CPG3 Sustainability, CPG4 Basements and Lightwells, CPG5 Town Centres, retail and employment, CPG6 Amenity, CPG7 Transport, CPG8 Planning Obligations.

4.4 The proposals are compliant with policy outlined in the National Planning Policy Framework and policy at a local level and this is demonstrated in Section 5 of this report.

4.5 A summary of the planning policy position can be found in this chapter. A detailed review of policy can be found at **Appendix 2**.

## 5.0 PLANNING ASSESSMENT

5.1 The site has the following planning policy designations:

- Archaeological Priority Area;
- Secondary Frontage of Kentish Town Centre.

5.2 As noted, the proposals include for the reinstatement of the public house façade, extension and demolition and alteration to the property to accommodate commercial office space at basement and ground floor levels and 8 residential units at first, second and a new third floor level.

5.3 A full planning assessment can be found below.

### **Demolition of the Internal Structure**

5.4 The applicant is seeking to demolish the internal structure of the former Public House whilst retaining and reinstating the street façade of the building. The property is not listed or within a Conservation area, however, there is currently an Article 4 over the property with regards to its demolition.

5.5 As explained, the intention is that through the application proposals, the reinstatement of traditional features lost in the past will take place through façade retention and re-instatement. This will create a high quality development comprising new commercial space at ground and basement floor levels and 8 residential dwellings on the new floors above, wrapped in the original traditional style Public House façade envelope.

5.6 The Public House has remained closed since 2011, when it lost its license due to noise, crime and anti-social behaviour. The purpose built public house is currently boarded up property contributing very little to the street scape, following three years of subsequent decay and neglect. In addition, large elements of the building are unsafe for use in their current state.

5.7 The property was purpose built as a Public House with specific structural requirements. Fundamental constraints such as a poorly configured and dark interior, small windows, a cramped basement and a generally inefficient use of

space render a simple conversion impractical. The opportunity to remodel the building would result in a compromised building that would not be suitable for modern commercial or residential requirements.

- 5.8 Although the building is not listed or within a Conservation area, there is clear local interest in the historic value of the building due to the Article 4 in place. In reference to non-designated assets, the NPPF notes that “an effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application” (para 135). It is noted further that in weighing applications that affect directly or indirectly non designated heritage assets, “a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.
- 5.9 The application directly affects a non-designated heritage asset, as it involves internal demolition. However, it is considered that the effect of this demolition, whilst resulting in some loss of the internal historic fabric, retains the important external components of the asset, the areas with the architectural interest and the areas that demonstrate the building’s past function as a Public House. It is considered that the significance of the asset is limited, as identified by the Planning Inspector in the recent appeal and the loss of the fabric behind the façade is limited to fabric of no special interest. Indeed, the interest is focused on the outward envelope of the building which is being retained.
- 5.10 Local **policies CS14, DP24 and DP25** aim to recognise the distinctive character of a place and encourage the reuse of buildings that contribute to local character and the environment. The Council will seek to protect non-designated assets where appropriate.
- 5.11 The proposal complies with local policy by protecting and retaining the parts of the non-designated assets that contribute to the surrounding townscape and indicate the past use of the site as a public house. In essence, what is important will be preserved by this proposal, while allowing the street scape to be improved by the development.
- 5.12 As part of the pre-application process, consideration was given to retaining and attempting to work with the existing building floorplate, however, it was considered that the extensive and substantial building works required to make the

building safe and useable would make the scheme unviable. Furthermore, the proposals for façade retention with a new modern internal floorplate will allow for a traditional style building incorporating modern floorspace fit for modern commercial and residential requirements.

- 5.13 It is considered that demolition of the internal structure of the Public House is acceptable. In line with policy, a balanced judgement must take into account bringing the site into viable use and providing sustainable development in the form of high quality residential and commercial floor space. The proposed scheme makes effective and efficient use of a currently derelict and unsafe brownfield site, providing desirable floorspace in a densely built up area of the Borough. The benefits the proposed scheme would bring would far outweigh those that could be achieved through retaining the existing internal floorspace.

#### **Principle of Land Use**

- 5.14 Although the proposals include for the retention of the existing façade, they also include for the loss of an existing vacant and derelict Public House (A4 Use) and an extension to the property providing B1 Office use at basement and ground floor levels and 8 self-contained residential units above.

#### **Loss of an A4 Use**

- 5.15 Local **Policy DP15** relates to community and leisure uses and states that the Council will protect existing community facilities and resist their loss unless a replacement facility is provided, or unless the specific community facility is no longer required. However, the aim of the policy is primarily to protect pubs that serve a community role beyond what could be considered the normal operation of a pub.
- 5.16 The Castle public house was closed in 2011 and has remained vacant since this time, showing that it was not viable in public house use. Further to this, there is no evidence to suggest that the pub provided a community role as defined by **Policy DP15**.



5.17 In addition to this, it should be noted that under the normal permitted development rights procedure, the change of use of a property to A1/A2/A3 use would be permitted without the submission of a planning application.

5.18 The proposals are therefore not contrary to policy, and it is considered that the loss of an A4 use at this location is acceptable.

**Provision of Office Use (B1) or Financial and Professional Services (A2) at basement / ground floor levels**

5.19 As part of the proposals, the basement space and space at ground floor level would be used as either B1 office floorspace or A2 floorspace as an estate agents providing just over 400 sq m of floorspace. In order to survive and expand their operation, our client requires more office space locally.

5.20 The NPPF states that the government is committed to securing economic growth in order to create jobs and prosperity (paras 18 and 19). It is noted further at paragraph 23 that local planning authorities are encouraged to allocate a range of suitable sites to meet development in town centres (including office development).

5.21 With regards to office provision, the London Plan states that development should enhance existing office stock for businesses of different types and sizes (**Policy 4.2**). This is echoed in Local **Policy CS8**.

5.22 **Policy 2.15** of the London Plan states that development proposals in town centre should enhance the vitality and viability of the centre and accommodate economic and housing growth in appropriate locations. Further to this, Local **Policy DP12** states that the Council will ensure that the development of town centre uses will not cause harm on the character, function, vitality and viability of the centre, local area or amenity of neighbours. Supporting paragraph 12.4 confirms that town centre uses include B1 office floorspace.

5.23 Given that the site is located within a town centre, and there is no loss of A1 floorspace (in compliance with **CPG5**), it is considered that a B1 / A2 use at this location is appropriate. The proposed use will provide employment opportunities (creating in excess of 38 jobs) and will provide a service for visiting members of

the public in a suitable town centre location. Indeed, it should be noted that within the Public Consultation events, no negative comments relating to the proposed use of the site were received. It is considered that overall, the proposals would have an acceptable impact on the character of the centre.

### **Provision of Residential accommodation**

- 5.24 The proposals seek to provide 8 self-contained residential units at first, second and third floor level.
- 5.25 The NPPF seeks to significantly boost the supply of housing (para 49), and within **Policy 3.3** of the London Plan it is made clear that there is a pressing need for more homes in London (with a housing target of 665 new homes per year in the London Borough of Camden equating to a minimum ten year target of 6,650). Further targets are set out in Local **Policy CS6**, with **Policy DP2** stating that the Council will seek to maximise the supply of housing in the borough.
- 5.26 Housing is clearly recognised as the priority land use within Camden's Local Development Framework and the proposals help to realise the priority and the housing targets. There are a significant number of residential premises already present on the upper floors elsewhere along Kentish Town road, and there are predominantly residential units along Castle Road. It is considered therefore that a residential use at this location would be acceptable.

### **Affordable Housing**

- 5.27 Local **Policy DP3** states that contributions to the supply of affordable housing are required for residential development with a capacity of 10 or more dwellings or 1,000 sq m of floorspace (gross external area). As the proposal provides for 8 dwellings there is no requirement for an affordable housing contribution.

### **Dwelling Mix and Size**

- 5.28 As noted, 8 self-contained flats are proposed as part of the scheme. Of the flats, the proposals include for 2 x 1-bed units and 6 x 2-bed units.

5.29 **Policy 3.8** of the London Plan states that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in high quality environments. Local **Policy DP5** seeks to provide a range of unit sizes to meet the needs across the borough and includes a dwelling priority table to define what kind of mix should be provided for residential schemes.

5.30 Although one-bed flats are defined as 'low-priority', the majority of the proposal comprises two-bed flats which are a 'very high priority'. The Council aims for at least 40% of market housing to comprise two-bed flats. The two-bed units would make up 75% of the total number of units proposed and the one-bed flats just 25%. This is considered in-line with policy and acceptable.

5.31 **Guidance CPG2** on housing outlines that the size requirements for new dwellings relate specifically to their designed occupancy rather than the number of bedrooms they contain. Minimum floorspaces can be found in the table below. Double and main bedrooms are required to be a minimum of 11 sq m whilst single bedrooms should be a minimum of 6.5 sq m.

Number of Persons	1	2	3	4	5	6
Minimum Floorspace (sq m)	32	48	61	75	84	93

5.32 The following table sets out the dwelling mix and size of the dwellings proposed showing that the proposed residential accommodation complies with policy. All double bedrooms are 11 sq m or larger and single rooms are 6.5 sq m or larger.

Unit	Bedrooms	Occupancy	GIA	Amenity Space
<b>First Floor</b>				
1	2	3	74.4	6.7
2	1	2	50.3	0
3	2	3	73.5	4.6
<b>Second Floor</b>				
4	2	3	74.3	6.7
5	1	2	50.3	0

6	2	3	72.5	4.6
<b>Third Floor</b>				
7	2	3	70.1	22
8	2	3	74.3	22

- 5.33 The development provides a suitable mix of units that are identified by Camden as being on the whole, very high priority.

### ***Lifetime Homes and Wheelchair Accessibility***

- 5.34 Local **Policy DP6** states that all housing should meet lifetime homes standards and 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them. In the proposed scheme, 7 units will adhere to the requirements of Lifetime Homes (with the exception of the unit behind the re-instated façade). In addition, all homes can be adapted to meet wheelchair housing standards. In this respect, the proposals comply with policy considerations.

### **Design and Heritage**

- 5.35 Chapter 7 of the NPPF is concerned with achieving good design in new development. It states that the Government attaches great importance to the design of the built environment and also notes that new development should integrate into the built environment. It is noted within the NPPF that Local Planning Authorities should not attempt to impose architectural styles or stifle innovation, originality or initiative through requirements to conform to certain development forms or styles.
- 5.36 Architecture is addressed in London Plan **Policy 7.6** and further to this policy, Local design **Policies CS14 and DP24** seek to secure and promote high quality design. In particular **Policy DP24** states that the Council will grant permission for development that is designed to a high standard.
- 5.37 In regards to heritage assets, the NPPF notes at paragraph 126 that heritage assets should be conserved in a manner appropriate to their significance. Local **Policy DP25** notes that the Council will not permit development outside of a conservation area that causes harm to the character or appearance of that conservation area (d).

- 5.38 In line with policy and with the guidance set out in **CGP1**, the proposal takes many of its proportions from the existing building, whilst remaining subservient, allowing for the former public house to retain its status as a significant landmark. In line with comments at various consultation events, a traditional approach is taken to the elevations, as this allows for the existing not to be over powered by the new addition. In addition, the façade is being retained and re-instated. The proposal also follows the hierarchy of the existing building, with a higher ground floor, with larger windows diminishing towards the upper floors. Through the design, reference is also made to the fenestration of 3 Castle Road, with transoms added to the new windows to mirror the proportions.
- 5.39 The proposed works include the addition of a single storey onto the former public house, set back from the parapet line and as low as possible to avoid any effect on the prominence of the existing elevations. In terms of the roof extension, a contemporary approach has been taken following discussions with Officers at the pre-application stage. However, this is kept low behind the existing building parapet, allowing the proposal to remain an understated addition whilst giving the new building an identity of its own.
- 5.40 In line with policy, the materials used take precedent from the surrounding area. For example, by using London Stocks the new building will be in keeping with the surrounding streetscene which is made up of brick buildings (some painted and rendered). It will appear as a high quality modern interpretation of a pair of townhouses, differentiated by the ground floor fenestration and the central dividing line in the middle of the facade (separating three bays on each side). The render reference has been discussed with the Council and the colour was deemed the most appropriate in those discussions.
- 5.41 It is considered that the proposed development shows how additional bulk on the site can be treated in a sensitive way to the existing street scenes on Kentish Town Road and Castle Road. In line with policy, this additional bulk would not compromise the interest of the non-designated heritage asset and would not unduly impact the surrounding buildings.
- 5.42 The proposal is more appropriate for the wider street scene and setting of the application site, being reduced in height and bulk from the five storey building

previously proposed and nestling into the street scene rather than dominating it. The additional roof storey is set in from all sides so that in views from the pavement the buildings will still read as three storey buildings. Longer distance views will include the roof but its low level and set back nature mean it would not be intrusive or dominating, especially in the context of other taller buildings close by.

- 5.43 This proposal is much more sensitive to the heritage interest of the site than what has been proposed in the past because it retains the elements of importance (the two key elevations). It is considered that in this way, the proposal addresses the comments that were made at appeal by the Inspector.

### **Basement Extension and Lightwells**

- 5.44 The proposals include for a basement extension incorporating luxcrete lightwells to let light in for those using the office floorspace.
- 5.45 Local **Policy DP27 and CPG4** states that developers are required to demonstrate that schemes for basements not only maintain the structural stability of the building and neighbouring properties, but also avoid adversely affecting drainage and run-off.
- 5.46 At present, there is an existing basement below the public house but not below the beer garden to the rear. However, it is proposed to develop the entire site at basement level ensuring that the basement does not exceed the footprint of the building above. In order to demonstrate that the scheme adheres to the requirements of policy, a Basement Impact Assessment and Structural Appraisal are submitted in support of the application.
- 5.47 In addition to the basement proposals, lightwells are proposed at to the side and to the rear of the property. The lightwells are provided to ensure that light is available for those working in the basement office development. Local Policy states in regards to lightwells, the Council will assess the impacts that the lightwells are due to have on both the character of the host building as well as the character of the surrounding area.

- 5.48 Advice in relation to this component of the scheme was sought at the pre-application stage, and it was noted that the preferred option would be cellar lights which are completely flush. Railings or grilles would not be acceptable in this location.
- 5.49 The proposals include for a Luxcrete flat glass block to let light in and it is considered that those proposed are in keeping with the character of the development as well as the character of the surrounding area. The proposals are also in accordance with policy considerations and officer feedback.

### **Amenity**

#### **Quality of new residential accommodation**

- 5.50 **CPG6** and Local **Policy DP26** requires residential developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes, amenity space and an internal living arrangement that will provide acceptable levels of sunlight, daylight, privacy and outlook.
- 5.51 All of the flats will be dual aspect.
- 5.52 In terms of outdoor private amenity space, 6 of the flats have amenity space ranging from 4.6 to 22 sq m. Although both one-bed flats do not incorporate private amenity space, it is considered that given the site's close proximity to a number of public open space areas such as Talacre Gardens, Castlehaven Open Space and Camden Gardens, this is acceptable.
- 5.53 In regards to room sizes, it has been demonstrated in the assessment above in relation to the residential units that all 8 self-contained flats proposed meet and exceed the minimum space standards set out in both the Mayor of London's Housing SPG and Camden's planning guidance set out in **CPG2**.

#### **Neighbour Amenity**

- 5.54 The scheme is of less height and bulk than the previous scheme refused at appeal. The daylight and sunlight assessment submitted in support of the application demonstrates that the proposal would have no unreasonable effects in terms of the

amount of daylight and sunlight received at the nearby properties. It is considered therefore that the proposals are compliant with policy and there will not no impact on neighbour amenity.

### **Transport and Cycling**

- 5.55 **Policy 6.1** of the London Plan encourages the integration of transport through schemes and proposals. In relation, to cycling, **Policy 6.9** states that developments should provide secure and integrated cycling facilities. For office developments, this means 1 space per 150 sq m and for residential dwellings 1 space is required for 1 or 2 dwellings.
- 5.56 Local guidance **CPG7** and Local **Policies DP16, DP17, DP18** and **DP21** all deal with transport and cycling. In particular, **Policy DP18** seeks to limit parking availability associated with new development across the Borough. New developments in Kentish Town are required by the policy to be car free.
- 5.57 The site has an excellent PTAL rating of 6b due to its location close to both overground and underground stations and a number of bus routes. In line with paragraph 32 of the NPPF, a Transport Assessment has been submitted in support of the application alongside an addendum report which demonstrates that there is capacity on the transport network to accommodate the additional demand that the scheme would generate.
- 5.58 In terms of car parking, there will not be provision in line with local policy, however, it is considered that this is acceptable due to the excellent public transport links.
- 5.59 In terms of cycling provision, there will be secure parking for 20 bicycles at basement floor level to be used by both office workers (6 dedicated spaces) and residents of the flats (14 dedicated spaces). This provision is in excess of policy requirements.

### **Noise**

- 5.60 Local **Policies DP26 and DP28** relate to the impact of development on neighbouring amenities and in turn, what impact neighbouring amenities would



have on the development. They seek to ensure that new development does not cause noise disturbance to future occupiers or neighbouring properties. The policies also seek to ensure that there is minimum noise from the construction phase.

- 5.61 The site is located on Kentish Town road which has typically high noise levels due to its function as a main road. However, window design and building insulation will be designed to deal with this matter in order to provide quiet living and working accommodation.
- 5.62 In relation to the construction phase, a Construction Management Plan has been submitted to demonstrate that the impacts on local residents will be minimal. Suggested hours of works are outlined in the Construction Management Plan but it is considered that the hours of construction will be agreed / specified by the Council by way of condition to protect the amenity of local residents.

### **Air Quality**

- 5.63 Camden has been declared as an Air Quality Management Area (AQMA). This means that a number of guidelines are now in place that specifically go towards tackling Camden's poor air quality. Local **Policy CS11** states that road traffic in the borough should be carefully managed so as to not exacerbate air quality and developments should promote sustainable transport and reduce the desirability for car ownership. **Policy CS16** states that high density developments will only be allowed if they can demonstrate that will not exacerbate it.
- 5.64 **Policy DP22** states that throughout the construction process, sustainability must be promoted and schemes should where possible resist demolition in favour of renovation of existing buildings. If retention is not possible, justification for demolition should be provided. **Policy DP32** notes that everyday operation of a development should not exacerbate the poor air quality and where possible, should go towards reducing it. Further, developments that significantly increase travel demand will be resisted unless appropriate measures are put in place to mitigate the impact.
- 5.65 The proposed scheme comprises office floor space and 8 residential units. The site has an excellent PTAL rating and for this reason, no car parking is provided to

encourage the use of the excellent public transport links. However, as noted, cycle storage (14 spaces) are provided for residents, visitors and workers.

- 5.66 The proposed development seeks for the re-instatement of the existing façade of the public house and extension and alteration to the property to provide modern open plan office accommodation at basement and ground floor levels with residential accommodation above. Both of these uses address borough wide shortages and in line with **Policy DP22**, and much of the building is being retained which is more appropriate than full scale demolition.
- 5.67 The existing building will be altered in order to provide viable office and residential floorpace, however, this will be carried out with the utmost attention to mitigating any negative environmental impacts. This has been addressed by way of a Construction Management Plan submitted in support of the application.

### **Archaeology**

- 5.68 Local **Policy DP25** states that the Council will protect remains of archaeological importance by ensuring that acceptable measures to preserve them in their setting, including physical preservation takes place where possible.
- 5.69 As noted, the site is allocated within an Archaeological Priority Zone that extends along the Kentish Town Road from Hawley Road to Fortess Road. For this reason, an Archaeological assessment has been submitted alongside an addendum which reviews the site for its archaeological potential.
- 5.70 The assessment states that while the site is located in a historical corridor of development, later development on site, in particular dating from the Victorian era, have compromised any archaeological remains.
- 5.71 However, it is recommended that an archaeological watching brief should be conducted towards the end of demolition of the existing building, at below ground level, and during the groundworks for the extended basement. As the remains of national significance are not anticipated, it is recommended that these works be secured by an appropriately worded archaeological condition attached to the decision notice.

## **Other Matters**

### **Sustainability**

- 5.72 In line with policy and all levels and policy guidance **CPG3**, the scheme incorporates a number of measures to achieve carbon reductions to provide for a more sustainable development. The Sustainability and Energy statement demonstrates that the proposed development demonstrates compliance with the carbon reduction targets of The London Plan and also details how the scheme could achieve Code Level 4 if planning is granted.

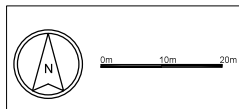
### **Planning Obligations**

- 5.73 The applicant will enter into a planning obligation in accordance with relevant policy and the Council's guidance **CPG8**.
- 5.74 In discussion with the Council, we have identified possible Heads of Terms within the S106 Agreement including the following: Public open space, education contributions, highways work, Construction Management Plan, Car Free and Code for Sustainable Homes.

## **6.0 CONCLUSION**

- 6.1 The proposals include for the reinstatement of the public house façade and extension and alteration to the property to accommodate commercial office space at basement and ground floor levels and 8 residential units at first, second and third floor levels.
- 6.2 The scheme will deliver a high quality car free office and residential development in a sustainable town centre location, benefitting from a variety of amenities and transport links in close proximity.
- 6.3 The development is designed taking into account policy at all levels whilst taking on board the comments raised by local residents and residents associations throughout the consultation process. The proposed development has been designed having full regard to its existing context and the existing surrounding buildings. It is considered that the proposed development will significantly enhance the visual appearance of the site.
- 6.4 The proposal is much more sensitive to the heritage interest of the site than the previous scheme refused at appeal as it retains the outward envelope of the property. It is considered that in this way, the proposal addresses the comments that were made at appeal by the Inspector.
- 6.5 At the heart of the NPPF, is a 'presumption in favour of sustainable development'. Paragraph 14 states that for decision-taking this means approving development that accords with development plans without delay. It has been demonstrated that the proposals comply with national, regional and local policy and therefore planning permission should be forthcoming.

## APPENDIX 1 – SITE LOCATION PLAN



Rev.	Date	Description	Init.
-	-	-	-

Client

Project Title

147 KENTISH TOWN ROAD

Drawing Title

OS EXTRACT

Cad File	Sheet Size	Scale
1344-SCALED OS	A4	1:1250
Drawn by	Drawing Date	Approved by
-	July 2014	-
Project No.	Drawing No.	Revision
1344	OS-P	-

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PLANNING ISSUE

## APPENDIX 2 – PLANNING POLICY REVIEW

### National Planning Policy

- Further to the publication of the National Planning Policy Framework (NPPF) on 24 March 2012, all Planning Policy Statements and Planning Policy Guidance Notes have been revoked and replaced. A number of the supporting documents with regard to this application have been produced based on PPS's and PPG's. Addendums can be provided if this is considered necessary. The NPPF sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions.
- At the heart of the NPPF, is a 'presumption in favour of sustainable development'. Paragraph 14 states that for decision-taking this means approving development proposals that accord with the development plans without delay.
- Paragraph 18 and 19 relate to delivering sustainable development and state that the Government is committed to securing economic growth in order to create jobs and prosperity. It is noted that 'the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth'.
- Paragraph 23 relates to town centres and ensuring their vitality. It is noted that planning policies should be positive and promote 'competitive town centre environments'. Local planning authorities are encouraged to support the vitality and viability of town centres; promote competitive town centres that provide customer choice and a diverse retail offer; and 'allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres'. The documents notes that it is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability.
- In regards of transport, the NPPF notes at paragraph 32, that 'all development that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment'.

- With regard to housing, the NPPF aims to significantly boost the supply of housing, and in that respect, housing applications should be considered in the context of the presumption in favour of sustainable development (paragraph 49).
- Chapter 7 of the guidance is concerned with achieving good design in new development. It states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development (Paragraph 56). It is also noted that Local Planning Authorities should not attempt to impose architectural styles or stifle innovation, originality or initiative through requirements to conform to certain development forms or styles.
- The NPPF notes that whilst visual appearance of individual buildings is an important factor, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, Local Authorities, in making decisions should seek to recognise integration of new development into the built environment.
- In regards to heritage assets, the NPPF notes at paragraph 126 that although they are an irreplaceable resource, they should be conserved in a 'manner appropriate to their significance'.
- Paragraph 135 states that "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- Paragraph 186 of the NPPF states that Local Planning Authorities (LPAs) should approach decision-taking in a positive way to foster the delivery of sustainable development. It also notes that LPAs should look for solutions rather than problems, and decision-takers, at every level should seek to approve applications for sustainable development where possible (paragraph 187).
- The NPPF encourages early engagement with the local community as it has significant potential to improve the efficiency and effectiveness of the planning application for all parties. A detailed account of the pre-application consultation undertaken with regard to this proposed scheme is included within the Statement of Community Involvement submitted with this application.



## **National Planning Policy Guidance (NPPG) (March 2014)**

- The National Planning Policy Guidance to accompany the NPPF was launched on 06 March 2014. This guidance is designed to make the NPPF clearer and easier to apply to proposals. In this instance, the following guidance categories have been taken into careful consideration:
  - Housing;
  - Conserving and enhancing the historic environment;
  - Ensuring the vitality of town centres;
  - Design; and
  - Renewable and low carbon energy.
  
- The 'conserving and enhancing the historic environment' section of the National Planning Policy Guidance notes that "the appropriate conservation of heritage assets forms one of the 'Core Planning Principles' (Paragraph 17 bullet 10) that underpin the planning system".
  
- The guidance goes on to state that "the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural and environmental benefits".
  
- In reference to 'ensuring the vitality of town centres', the NPPG notes that "local planning authorities should plan positively, to support town centres to generate local employment, promote beneficial competition within and between town centres, and create attractive, diverse places where people want to live, visit and work".
  
- There is detailed guidance regarding 'design' matters in the NPPG and refers to the core planning principles that "plan-makers and decision takers should always seek to secure high quality design". It is specifically stated that "good design responds in a practical and creative way to both the function and identity of a place".
  
- The guidance also discusses well designed places supporting mixed uses. It states "a good mix of uses and tenures is often important to making a place economically and socially successful".

- The guidance also covers the considerations of layout, form, scale, detailing and materials in helping to achieve good design and connect objectives.
- In terms of 'renewable and low carbon energy', the guidance states the importance of planning in "the delivery of new renewable and low carbon energy infrastructure".

### **Greater London Authority (GLA)**

- The London Plan July 2011 (which includes the Revised Early Minor Alterations to the London Plan (REMA) (2013) is the overall strategic plan for London, which sets out the integrated, economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- **Policy 2.15** 'Town Centres' notes that development proposals in town centres should sustain and enhance the vitality and viability of the centre and accommodate economic and / or housing growth through intensification and selection expansion in appropriate locations.
- **Policy 3.3** 'Increasing Housing Supply' notes that the Mayor recognises the pressing need for more homes in London. Working with relevant partners, the Mayor will seek to ensure the housing need is met, particularly through provision consistent with at least an annual average of 32,210 net additional homes across London. The proposal outlined within this Statement will deliver new, high quality housing within the borough of Camden, which is identified in the London Plan as being required to meet an annual housing target of 665 new homes (equating to a minimum 10 year target of 6,650).
- **Policy 3.5** 'Quality and Design of Housing Developments' states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.
- **Policy 3.8** 'Housing Choice' notes that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.
- **Policy 4.2** 'Offices' states that the Mayor will and boroughs and other stakeholders should support the management and mixed use development and redevelopment

of office provision to improve London's competitiveness and to address the wider objectives of the Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises.

- **Policy 4.7** 'Retail and Town Centre development' states that in line with Policy 2.15, the Mayor supports a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial, culture and leisure development in town centres.
- **Policy 6.1** 'Integrating Transport and Development – Strategic Approach' states that the Mayor will work with all relevant partners to encourage the closer integration of transport and development through the schemes and proposals.
- **Policy 6.9** 'Cycling' the Mayor will work with all relevant partners to bring about a significant increase in cycling in London, so that it accounts for at least 5 per cent of modal share by 2026. Table 6.3 states that for office developments, 1 space is required for each 150 sq m (gross of floorspace) and for residential dwellings, 1 space is required for 1 or 2 bed dwellings.
- **Policy 7.6 'Architecture'** states that architecture should make a positive contribution to a coherent public realm, streetscape and wider city scape. It should incorporate the highest quality materials and design appropriate to its context.
- In addition to the London Plan, the Mayor has a number of existing and emerging SPDs, which must be taken into account as a material planning consideration. In particular, regard has been given to the Housing SPG.

### **Local Planning Policy**

- The statutory development plan for the Borough comprise the London Plan (July 2011), the Camden Core Strategy (2010); and the Camden Development Policies DPD (2010).
- Consideration has also be given to Camden Planning Guidance documents CPG1 – CPG 8 on matters of Design, Housing, Sustainability, Basements and Lightwells, Town Centres Retail and Employment, Amenity, Transport and Planning Obligations.

## Camden Core Strategy (2010)

- **Policy CS1** 'Distribution of Growth' states that the Council will focus Camden's growth in the most suitable locations, and manage it to ensure that they will deliver its opportunities and benefits and achieve sustainable development. It is noted that the Council will promote appropriate development at other highly accessible locations such as Kentish Town.
- **Policy CS5** 'Managing the impact of growth and development' states that the Council will manage the impact of growth and development in Camden. The Council will ensure that uses are provided that meet the needs of Camden's population and that the environment, heritage and amenity will all be protected and enhanced.
- **Policy CS6** 'Providing Quality Homes' notes that the Council will aim to make full use of Camden's capacity for housing by maximising the supply of housing to meet or exceed Camden's target of 5,950 homes from 2007 – 2017, including 4,370 additional self-contained homes and maximising the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010 – 2025, including 6,550 additional self-contained homes.
- **Policy CS8** 'Promoting an inclusive and successful Camden economy' states that the Council will seek to secure a strong economy in Camden ensuring that no one is excluded from its success. At part C it is noted that the Council will expect a mix of employment facilities and types.
- **Policy CS11** 'Promoting sustainable and efficient travel' notes that the Council will promote the delivery of transport infrastructure and the availability of sustainable transport choices in order to support Camden's growth, reduce the environmental impact of travel, and relieve pressure on the boroughs transport network.
- **Policy CS13** 'Tackling climate change through promoting higher environmental standards' states that the Council will take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards.
- **Policy CS14** 'Promoting high quality places and conserving our heritage' states that Camden's places and buildings are attractive, safe and easy to use by requiring

development of the highest standard of design, preserving and enhancing Camden's rich and diverse heritage assets and their settings, promoting high quality landscaping and seeking high standards of access.

- **Policy CS16** 'Improving Camden's health and well-being' states that the Council will seek to improve health and well-being in Camden. In order to this, they will ensure recognise the impact of poor air quality on health and implement Camden's Air Quality Action Plan which aims to reduce air pollution levels.
- **Policy CS17** 'Making Camden a safe place' states that the Council will aim to make Camden a safer place and in order to do so will encourage appropriate security and community safety measures in buildings, spaces and the transport system. They will also ensure that Camden's businesses and organisations take responsibility for reducing the opportunities for crime through effective management and design.
- **Policy CS18** 'Dealing with out waste and encouraging recycling' states that the Council will encourage Camden to be a low waste borough. In order to do this, it is noted that developments should include facilities for the storage and collection of waste and recycling.

#### **Camden Development Policies DPD (2010)**

- **Policy DP2** 'Making full use of Camden's capacity for housing' states that the Council will seek to maximise the supply of housing in the borough.
- **Policy DP3** 'Contributions to the supply of affordable housing' states that the Council will expect all residential developments with a capacity of 10 or more additional dwellings to make a contribution towards affordable housing. As the proposal is to provide 8 dwellings, an affordable housing contribution will not be triggered by the development.
- **Policy DP5** 'Homes of different sizes' seeks to provide a range of unit sizes to meet the needs across the borough. A dwelling size priority table is provided in order to define what kind of mix should be provided across the borough. Policy DP5 identifies 2-bedroom units as a 'high priority' across the borough and one-bedroom homes as a lower priority.

- **Policy DP6** 'Lifetime Homes and Wheelchair housing' states that all housing development should meet lifetime homes standards. 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them (for the proposals this equates to 1 unit).
- **Policy DP12** 'Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses' states that the Council will ensure that the development of town centre uses will not cause harm on the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. To be clear, supporting paragraph 12.4 confirms that town centre uses include offices (B1(a)). Part (a) of DP12 states that the Council will consider the effect of non-retail development on shopping provision and the character of the centre in which it is located. It is noted that in order to manage potential harm to the amenity of the local area, the Council will use planning conditions and obligations to address particular issues such as the storage and disposal of refuse.
- **Policy DP13** 'Employment premises and sites' states that where premises or sites are suitable for continued business use, the Council will reconsider redevelopment proposals for mixed-use development schemes provided that the employment floorspace is maintained or increased, other priority uses such as housing are considered and premises suitable for new or medium sized enterprises are provided.
- **Policy DP15** 'Community and leisure uses' states that the Council will protect existing community facilities and resist their loss unless a replacement facility is provided or the specific community facility is no longer required.
- **Policy DP16** 'The transport implications of development' states that the Council will ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links.
- **Policy DP17** 'Walking, cycling and public transport' states that development should make suitable provision for pedestrians, cyclists and public transport.
- **Policy DP18** 'Parking standards and limiting the availability of parking' states that the Council would expect development within Kentish Town centre to be car free.

- **Policy DP21** 'Development connecting to the highway network' states that the Council will expect works affecting the highways to address the needs of wheelchair users and other people with mobility issues and avoid causing harm to highway safety or hindering pedestrian movement.
- **Policy DP22** 'Promoting sustainable design and construction' states that the Council will require development to incorporate sustainable design and construction measures. The Council will promote and measure sustainable design and construction by expecting Code Level 4 between 2013 and 2016 and expecting non-domestic developments of 500 sq m or above to achieve BREEAM 'very good'. The scheme incorporates floorspace of under 500 sq m and so there is no requirement for a BREEAM assessment.
- **Policy DP24** 'Securing high quality design' 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 development to consider the character, setting, context, form and scale of neighbouring buildings (a); the character and proportions of the existing building (b); the quality of materials to be used (c); the provision of visually interesting frontages at street level (d); the appropriate location for services equipment (e); existing natural features (f); the provision of appropriate hard and soft landscaping including boundary treatments (g); the provision of appropriate amenity space (h) and accessibility (i).
- **Policy DP25** 'Conserving Camden's Heritage' states that in order to maintain the character of Camden's Conservation areas, the Council will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area (d). In regards to Archaeology, the policy states that the Council will protect remains of archaeological importance by ensuring that acceptable measures to preserve them in their setting, including physical preservation where possible.
- **Policy DP26** 'Managing the impact of development on occupiers and neighbours' states that the Council will only grant permission for development that does not harm amenity. It states that the Council should consider the impact of daylight, sunlight, outlook, privacy, noise and odour/cooking fumes. This policy also requires acceptable standards of accommodation in terms of internal arrangements and facilities such as refuse storage and recycling.

- **Policy DP27** 'Basements and Lightwells' states that in determining applications for basements and lightwells, the Council will require an assessment of the scheme's impact on flooding drainage, groundwater and structural stability in the form of a Basement Impact Assessment.
- **Policy DP28** 'Noise and Vibration' states that the Council will ensure that noise and vibration is controlled and managed. The policy also notes that during the construction phase, the Council will seek to minimise the impact on local amenity from demolition and construction phases from development.
- **Policy DP29** 'Improving access' states that the council will seek to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities. They will require development to be as accessible as possible (b) and ensure that secure accessible homes are created through development (h).

### **Supplemental Planning Policies**

- **CPG1 Design** seeks to promote 'design excellence' and to outline the ways in which you can achieve high quality design within your development. The guidance relates specifically to CS14 and DP24. The document notes that Design and Access Statements are required in most cases. The following is noted:
  - In regards to rear extensions, they should be secondary to the main building and should respect and preserve the original design and proportions of the building. There should be no loss of amenity.
  - One of the main considerations for roofs, terraces and balconies is the scale and visual prominence / effect on the architectural style and the impact on neighbouring properties.
  - In terms of designing safer environments, the guidance notes that security features should be considered and should complement other design considerations.
  - Adequate space should be provided / designed for storage, waste and recyclables in a safe location.
- **CPG2 Housing** provides specific guidance on affordable housing, residential space standards, lifetime homes and wheelchair housing. The following is noted:
  - The guidance states that in regards to affordable housing, the requirement to contribute is for 10 or more dwellings.



- In relation to residential development standards, it is noted that development should provide high quality housing that provides secure well-lit accommodation that is well designed in terms of layouts and rooms.
- The document outlines that the size requirements for new dwellings relate specifically to their designed occupancy rather than the number of bedrooms they contain. Minimum floorspaces can be found in the table below. Double and main bedrooms are required to be a minimum of 11 sq m whilst single bedrooms should be a minimum of 6.5 sq m.

Number of Persons	1	2	3	4	5	6
<b>Minimum Floorspace (sq m)</b>	32	48	61	75	84	93

- The document notes that residential units should maximise the amount of daylight and sunlight available whilst minimising the overshadowing or blocking light to neighbouring properties.
  - In regards to outdoor amenity space it is noted that all new dwellings should provide some form of access to outdoor amenity space.
  - All development should meet the 16 requirements of lifetime homes standards.
  - A minimum of 10% of dwellings should either meet wheelchair housing standards or be easily adapted to meet them.
- **CPG3 Sustainability** provides information on ways to achieve carbon reductions and more sustainable developments. The following is important to note:
    - All new developments are to be designed to minimise carbon dioxide emissions.
    - Developments are to target a 20% reduction in carbon dioxide emissions from on-site renewable energy technologies.
    - All new build developments dwellings should be designed in line with Code for Sustainable Homes.
    - All developments should incorporate green or brown roofs.
  - **CPG4 Basements and Lightwells** provides more guidance on Basement Impact Assessments, the principal impacts of basements in Camden, planning and design considerations and lightwells. Specifically, it is noted:

- Basement development will not be permitted if it causes harm to the built or natural environment and local amenity, if it results in flooding or if it would lead to ground instability.
  - That a basement impact assessment should be submitted that is specific to the basement proposals.
- **CPG5 Town Centres, retail and employment** covers a range of topics and supports the policies in the Core Strategy and development Management document. Although the document notes that loss of A1 units will generally be resisted in the Secondary Retail Frontages within Kentish Town Centre, the loss of A4 use is not referenced.
  - **CPG6 Amenity** states that a key objective of the Core Strategy is to sustainably manage growth so it avoids the harmful effects on the amenity of existing and future occupiers and nearby properties. The key messages from the document are as follows:
    - All development should limit its impact on air quality.
    - Noise and vibration should be limited from new development.
    - All buildings should receive adequate daylight and sunlight and daylight and sunlight reports will be required where there is a potential to reduce existing levels of daylight and sunlight.
    - Development should be designed to protect the privacy of existing dwellings.
    - Construction management plans are required for developments that are on constrained sites.
    - Development should seek to achieve the highest standards of access and inclusion.
  - **CPG7 Transport** states that:
    - A transport assessment is required for all schemes which generate significant travel demand.
    - Car free development will be expected in Camden's most accessible locations.
    - Applications that lead to parking pressure or add to existing parking problems will not be approved.
    - Minimum cycle standards should be provided for all new development.

- **CPG8 Planning Obligations** sets out the likely obligations that will be required for developments. It is assumed that likely contributions will be sought for education, sustainability and public open space. Planning Obligations will need to be discussed and agreed with the Local Planning Authority.