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| Delegated Report | | Analysis sheet | | Expiry Date: | | 23/06/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | 25/05/2014 | |
| Officer | | | | Application Number(s) | | | |
| Eimear Heavey | | | | 2014/2723/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 125 Kentish Town Road London NW1 8PB | | | | Refer to decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of first floor rear extension and mansard roof to create additional space for staff and storage. | | | | | | | |
| Recommendation(s): | | Refuse planning permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 18 | No. of responses | 00 | No. of objections | 01 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | The occupants of 1 Castle Place have objected to the application but no grounds given. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | The application site is not located in a Conservation Area. | | | | | |

Site Description

The ground floor is currently in A1 use with an office and staff accommodation at first floor level. The site is on the western side of Kentish Town Road and is part of a terrace which runs from the junction with Castle Street and Royal College Street to the north, to the junction with Farrier Street to the south. It is not within a Conservation Area and is not listed, but is on Camden's local list. It is within the Kentish Town Town Centre, and falls within a secondary frontage.

Relevant History

April 2013: Planning application (Ref: 2013/1641/P) refused for "Erection of first floor rear extension in connection with enlargement of existing flat, and additional storey to form second floor to provide an additional residential unit (Class C3)" at **119 Kentish Town Road**. See reasons below.

April 2013: Planning application (Ref: 2013/1646/P) refused for "Erection of first floor rear extension in connection with enlargement of existing flat, and additional storey to form second floor to provide an additional residential unit (Class C3)" at **121 Kentish Town Road**. See reasons below.

April 2013: Planning application (Ref: 2013/1647/P) refused for "Erection of first floor rear extension in connection with enlargement of existing flat, and additional storey to form second floor to provide an additional residential unit (Class C3)" at **123 Kentish Town Road**. See reasons below.

April 2013: Planning application (Ref: 2013/1648/P) refused for "First floor rear extension and additional storey to provide additional A1 floor space" at **125 Kentish Town Road**. See reasons below.

April 2013: Planning application (Ref: 2013/1649/P) refused for "Erection of first floor rear extension in connection with enlargement of existing flat, and additional storey to form second floor to provide an additional residential unit (Class C3)" at **127 Kentish Town Road**. See reasons below:

Reasons for refusal: The proposed rear extension would result in the addition of excessive and overwhelming bulk to the detriment of the existing building and wider terrace. This would be contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Development Policies of the Local Development Framework.

The detailing of the proposed additional storey, in particular the use of uPVC windows, gutters and downpipes would be to the detriment of the existing building and wider terrace. This would be contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Development Policies of the Local Development Framework.

August 2013: 5 x applications (2013/5233/P; 2013/5239/P; 2013/5243/P; 2013/5245/P & 2013/5247/P) submitted for first floor rear extension plus additional storey to create residential accommodation at 119 -127 Kentish Town Road were **withdrawn** due to scheme not considered to best preserve the historic content of the terrace of properties.

December 2013: Erection of single storey rear extension at ground floor level (Class A1) at 127 Kentish Town Road was granted on 02/04/2014.

April 2014: Planning application (Ref: 2014/2725/P) submitted for Erection of first floor rear extension and mansard roof to create 2 bedroom maisonette. **119 Kentish Town Road**

April 2014: Planning application (Ref: 2014/2721/P) submitted for Erection of first floor rear extension and mansard roof to create 2 bedroom maisonette. **121 Kentish Town Road**

April 2014: Planning application (Ref: 2014/2722/P) submitted for Erection of first floor rear extension and mansard roof to create 2 bedroom maisonette. **123 Kentish Town Road**

April 2014: Planning application (Ref: 2014/2723/P) submitted for Erection of first floor rear extension and mansard roof to create additional space for staff and storage. **125 Kentish Town Road**

April 2014: Planning application (Ref: 2014/2719/P) submitted for Erection of first floor rear extension and mansard roof to create 2 bedroom maisonette. **127 Kentish Town Road**

Relevant policies

National Planning Policy Framework (NPPF) 2012

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS7 (Promoting Camden's centres and shops)

CS8 (Promoting a successful and inclusive Camden economy)

CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)

DP6 (Lifetime homes and wheelchair homes)

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

DP30 (Shopfronts)

Camden Planning Guidance (updated 2013)

CPG 1 Design

CPG 2 Housing

CPG 5 Town centres, retail and employment

CPG 6 Amenity

Camden's Local List Draft Guidance

Assessment

Proposal

This application seeks permission to add a rear extension at first floor level to the existing property along with the erection of a mansard roof with dormers to the front and rear to create enlarged staff room area and storage space.

In 2013, an application for an additional floor plus a mansard roof and full width rear extension was refused, whilst an alternative scheme for an additional floor and mansard roof was withdrawn on officer advice due to it not preserving the historic character of the property (see planning history above for further details.)

Applications have also been submitted for no.s 119; 121; 123 and 127 Kentish Town Road.

Local List

The sites 119-127 Kentish Town Road have been placed on Camden' Local List. Whilst the properties have been much altered, and have lost original features such as 6 over 6 timber sash windows, they represent the historic origins and village character of Kentish Town which is rarely visible now, and as a group they are considered to have historic and townscape interest.

As a result of their inclusion on local list, the buildings can therefore be treated as non-designated heritage assets. Notwithstanding this, it is noted that local listing does not preclude alterations but implies a high standard of design.

Land Use

The site is within a town centre. The proposal would leave the ground floor A1 unit unchanged, so there is no conflict with policy CS7 which promotes Camden's centres. Additional storage and staff room space would be created which is considered to be acceptable.

Design

The site does not fall within a conservation area and is not listed. The relevant policies are therefore CS14, DP24, and DP25. The building is in need of some investment, although it appears to have some historic characteristics. The site is adjacent to the Rochester, Inkerman and Bartholomew Conservation Areas, as well as listed buildings on Kentish Town Road and in Camden Town. However, those heritage assets are some distance away. Jeffrey's Street Conservation Area is nearest and even then some way to the east. The proposal would not affect views in or out of any conservation areas, and the listed buildings are too far away for their settings to be affected.

Notwithstanding the above, the property is on Camden's local list and therefore its historic character, as specified in the listing, needs to be preserved in so far as is possible.

Mansard

In this instance it is proposed to erect a mansard roof with dormers to create staff room and storage space. The proposed mansard would cover the extent of the existing first floor level and coupled with the extended first floor, would result in approximately 45sm of additional space to the building.

It is considered that this design has gone some way to addressing the objections to the previously refused scheme (Ref.2013/1648/P). In general, no objection is raised to the proposed additional floor which maintains the modest scale of these buildings, however the angles of the roof pitch needs to be more of a true mansard and set back behind the parapet rather than oversale the brick elevations which it currently appears to do, and the dormers should be flat topped. The pointed proposed version is historically inappropriate and would look awkward and at odds with the early 19th century parade.

It is also considered that rendering the front elevation of the building in this parade is unacceptable.

Unfortunately the brickwork has been painted and investigations should be made to see if the brickwork could be cleaned. Restoring and returning the street elevations to brick would enhance the appearance of these non-designated heritage assets immeasurably. Furthermore, with regard to the windows, if the scheme is to be supported the replacement of the existing upvc with timber 6 over 6 sashes would be required as this would hugely enhance the somewhat depressed appearance of the building.

In light of this, the proposed development will be refused on detailed design of the dormer.

Rear extension

The rear extension has been revised in size and design since the previous application and is now proposed to be L-shaped, extending at most 3m, from the existing first floor rear elevation and stepping back to 2m next to the boundary with 127 Kentish Town Road. The extension would add additional accommodation in the form of a staff room which would be linked to the existing office accommodation on the same level.

Camden Planning Guidance states that extensions which are higher than one full storey below roof eaves or that rise above the general height of neighbouring projections or extensions should be discouraged.

In this instance, the proposed extension would not exceed any neighbouring extensions or projections and it would sit below the proposed mansard. The drawings indicate that the extension would be finished in London Stock brickwork to match existing, with a felt covered flat roof. The proposed rear extension has been significantly reduced in size and scale and would not be visible from the public realm. The extension is not considered to cause harm to the historic or townscape character of this property and as such no objection is raised in design terms.

Amenity

Due to the orientation of the property and its location in this parade flanked by taller buildings, the proposed mansard will not impact on the amenity of any of the neighbouring properties. Furthermore, the stepping back of the rear extension along the boundary with 127 Kentish Town Road has helped to alleviate any concerns over loss of outlook to the neighbouring building. The rear of the site is characterised by garages and a large open area to the rear of Lorraine Court and as such there are no amenity concerns to speak of. In all, no objection is raised in terms of amenity.

Section 106

As was mentioned above, this application is accompanied by 4 other applications for similar schemes. Were the proposal considered to be acceptable in all other regards, a section 106 agreement would be sought to ensure that the developments take place at the same time. This would further ensure that the appearance of this interesting parade of buildings was protected and did not succumb to be piecemeal development.

Conclusion

There are some concerns about the impact of the proposed mansard roof on the historic character of this building and on the wider terrace. In addition, the proposed rendering of the building and wider terrace is considered to be unacceptable. The lack of a section 106 agreement results in further grounds of objection.

Recommendation: Refuse Planning Permission.