

Delegated Report		Analysis sheet		Expiry Date:		12/03/2014	
		N/A / attached		Consultation Expiry Date:		05/02/2014	
Officer				Application Number(s)			
Mandeep Chagger				2013/7073/P			
Application Address				Drawing Numbers			
148 Kentish Town Road London NW1 9QB				Please see decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of rear of building from Estate Agent (Class A2) to form 1x residential studio unit at ground floor and 1x maisonette within 2 storey extension above (Class C3)							
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		9 neighbours consulted on 15.01.2014 – 05.02.2014. No responses received.					
CAAC/Local groups comments:		N/A					

Site Description

The application site is located on the eastern side of Kentish Town Road at the junction of Prince of Wales Road. The application site is a four-storey building with A1 use on ground floor and A2 use above. The entrance to the upper floors is through a staircase accessed from the front of the building.

Relevant History

2014/3449/P – Prior approval for change of use from financial and professional (Class A2) to residential (Class C3) use at first floor level to provide a studio flat. Granted subject to a S106 legal agreement.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS19 Delivering and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing

DP5 Housing size mix

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

DP18 Parking standards and the availability of car parking

DP19 Managing the impact of parking

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

NPPF 2012

Assessment

1 Proposal

- 1.1 Consent is sought for the change of use of rear of building from Estate Agent (Class A2) to form 1x residential studio unit at ground floor and 1x maisonette within 2 storey extension above (Class C3).
- 1.2 The rear of the building (A2 use) would be changed to residential use with 192sq.m of the existing building, centrally to be demolished. The remaining front of the building would operate as per normal.
- 1.3 A two storey extension above the existing ground floor is proposed to the rear of No.148 Kentish Town Road. The building would be approximately 9m high with a flat roof. The studio flat measures 58.5sq.m over the ground floor and the two bedroom flat measures 87.2sq.m over the first and second floor of the extension. The materials would match the existing.
- 1.4 The ground floor studio would have a courtyard measuring 19.5sq.m and the upper floor flat would have balconies facing the rear elevation of No.148 Kentish Town Road on the first and second floor levels.
- 1.5 The entrance to the apartments will be through a door at the front, with a corridor and ramp that lead to a set of stairs. The residential apartments will be accessed from here through a set of stairs.
- 1.6 The main issues are:
- Land use
 - Residential development standards
 - Amenity
 - Transport
 - Community Infrastructure Levy

2 Land use

- 2.1 The existing building has a total floorspace of 525.5sqm. Policy DP10 (Helping and promoting small and independent shops) resists the loss of shop premises in our centres where we consider that this would harm the character, function, viability and vibrancy of the area. The application site is in Kentish Town designated Centre. As there is no loss of the existing A2 use to the front, which will remain unchanged. The office space proposed to be demolished is currently storage/junk and appears to be unused. As such, there is no loss to the office space.

3 Standard of proposed accommodation

- 3.1 The proposal is for the erection of 1 x residential studio unit at ground floor and 1 x maisonette within two storey extension above. The studio unit would be 58.5 sq.m and the two bedroom apartment would be 87.2sq.m which exceeds Camden's residential development standards of 48sq.m for a two person dwelling and 75sq.m for a four person dwelling. Bedrooms would be at least 13.8 sqm which also exceed the Council's guidance (11sqm). All rooms are regular in size and shape, with appropriate circulation space. Daylight and sunlight are enhanced into the building by openings located at the front and rear elevation, as well as having roof lights. Furthermore external balconies and private amenity spaces allow light to flood into key living spaces.

- 3.2 The studio apartment contains a courtyard, where the entrance to the apartment is. The residential apartment over the first and second floor, contains a balcony for one bedroom, and also a balcony in the living space at second floor level.
- 3.3 The applicant has submitted a Lifetime Homes statement within the Design & Access Statement section 9.1 that indicates that the new units will meet the necessary criteria.

4 Amenity

- 4.1 The extension would be located to the rear of No.148 Kentish Town Road. No.148 has windows on the rear elevation that serve the office use. The proposed balconies would be surrounded by glazed railings. It is considered the proposed screens overcome any overlooking and outlook issues. As such, the additional units are considered not to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.
- 4.2 The proposed extension does not reduce the daylight and sunlight received by any of the relevant windows in neighbouring properties to below the recommended levels of the BRE guidance. The windows to the neighbouring properties are not overshadowed significantly by the proposal and overall availability of sunlight remains well above the recommended levels. As such, the proposed scheme would not impact upon neighbouring properties, by way of loss of light, overshadowing or overbearing.

5 Transport

- 5.1 The site has a Public Transport Accessibility Level of (PTAL) of 6a (excellent) and is located on the designated town centre of Kentish Town Road. The site is also located within a Controlled Parking Zone (Camden Town North CPZ) which has a ratio of parking permits to spaces of 0.94. This means that more parking permits have been issued than spaces available and that the CPZ suffers from parking stress.
- 5.2 In line with policy DP18 (Parking standards and the availability of car parking) the existing units are designated car-free, and due to the level of parking stress and accessibility, the proposed units should also be made car-free by way of a section 106 agreement.
- 5.3 There is scope within the site for secure cycle storage. It is proposed that the new units should also have secure cycle storage facility by way of a section 106 agreement.

6 Community Infrastructure Levy (CIL)

- 6.1 The proposal would provide two additional residential units. The plans indicate a total floorspace of 143.1sqm (GIA), therefore the CIL contribution would be £7,155 (143.1sqm x £50).

- 7 Recommendation:** Grant Planning Permission subject to a section 106 agreement for car-free housing and cycle parking.