

Mrs Kate Matthews
Firstplan
Golden Cross House
8 Duncannon Street
London
WC2N 4JF

Application Ref: **2015/1135/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

17 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Kentish Town Underground Station
Kentish Town Road
London
NW5 2AA

Proposal:
Variation of condition 3 (approved drawings) of planning permission 2014/6620/P dated 24/02/2015 (for alterations to the front and rear elevations, a rear extension and staircase, installation of plant equipment at roof level and the change of use from station building (sui generis) to restaurant (A3)) to relocate the secondary access along with plant and ducting, reduce the size of the lift extension and to create a new access at roof level.

Drawing Nos: Revised Plans: (01)03 Rev C; 04 Rev D1, (03)03 Rev B; 04 Rev B; 05 Rev B, (24)40 Rev A and (24)30 Rev A.

Superseded Plans: (01)03; 04, (03)03; 04; 05, (04)12, (24)05.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 For the purposes of this decision, condition no.3 of planning permission 2014/6620/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans Location Plan, (01)01; 02 Rev B; 03 Rev C; 04 Rev D1; 31, (03)01 Rev B; 03 Rev B; 04 Rev B; 05 Rev B, (06)01; 02; 03; 04; 05; 06; 09, (24)30 Rev A; 40 Rev A, Plant Noise Assessment (Report 6466/PNA) 17 October 2014 Rev 1 and Planning, Design and Access Statement (14118) October 2014 and 14118/KM/as dated 24/01/2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed changes to the approved drawings include the repositioning and alterations of the secondary access and stairwell at first floor level to the rear; the repositioning of ducting on the rear elevation to wrap around the building at roof level; the reduction in size to the first floor rear lift extension and a new maintenance door. All of the amendments are to the rear of the building and are only visible from glimpsed views as they are screened by the adjoining station building to the rear and by the timber screening adjacent to the railway line. Overall, the changes would only have a minor impact above what has already been approved.

The relocation of the stairwell and its revisions are minor in scale and design and would remain behind a wooden screen. The access would be clad in wood to complement the screening. The revisions result in a tidier arrangement with a reduced length of walk way.

The proposed equipment within the plant enclosure and its size and positioning would remain as approved and the noise requirements would continue to be complied with. The revised ductwork layout would result in it being more visible than previously approved, however, it is confined to the rear of the building and would not significantly impact the character or appearance of the building or the surrounding area given that it would be concealed from views. The new ductwork would require no holes to be made in the roof of the building therefore minimising the impact on the fabric of the building.

The first floor lift extension would be smaller than the one approved to remain subservient to the existing building. The proposed door is for maintenance only and will therefore have no impact on the amenity of surrounding occupiers.

Due to the nature and scale of the alterations and their setback from neighbouring residential occupiers, no harm would result by way of a loss of light, outlook or overbearing effect. The plant machinery would remain as per approved and subject to planning conditions, including details of screening and compliance with noise

levels, so would not increase any levels of harm in terms of noise and general disturbance over the approved scheme.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

As such, the proposal is in general accordance with policies CS5, CS7, CS8, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, 4.7, 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 23-27 and 56 -68 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment