

Mr. Peter Bovill
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2015/0697/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

5 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
174 - 178 Kentish Town Road
London
NW5 2AE

Proposal:
Erection of extension at roof level to create 2 x 2 bed self-contained units including roof terrace.

Drawing Nos: P_01 OS; P_02; P_03; P_04; P_05; P_06; P_07; P_08; P_09; P_10; P_11; P_12; P_13; P_14; P_15; P_16; Acoustic Report prepared by EMTEC dated December 2014; Daylight Sunlight report prepared by GVA dated January 15; Design and Access Statement prepared by Marek Wojciechowski Architects dated December 2014.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

P_01 OS; P_02; P_03; P_04; P_05; P_06; P_07; P_08; P_09; P_10; P_11; P_12; P_13; P_14; P_15; P_16; Acoustic Report prepared by EMTEC dated December 2014; Daylight Sunlight report prepared by GVA dated January 15; Design and Access Statement prepared by Marek Wojciechowski Architects dated December 2014.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission:

Reasons for granting permission.

The application proposes 2 x two bedroom residential units at roof level. Council Policy DP5 indicates that two bed units are the highest priority and therefore this is considered an appropriate mix of units.

Both flats meet the minimum sizes for dwellings as outlined in the London Plan 2011 and the Camden Planning Guidance. Each unit is also proposed to have an external amenity space in excess of requirements. The proposed units are well designed in terms of internal arrangement, size and the quality of accommodation provided. Both units contain one double and one single bedroom plus open plan kitchen/dining/siting rooms. All habitable rooms contain adequate sized windows and natural lighting and ventilation, in addition to suitable ceiling internal floor to ceiling heights. The residential layout is compliant with CPG guidelines.

The proposal is considered to meet the relevant lifetime homes assessment criteria and is therefore considered acceptable. The existing entrance for the A2 use on ground floor will be maintained, with internal alterations allowing the secondary entrance on Kentish Town Road to be utilised for residential use only. This is considered satisfactory.

The application does not propose any car parking for the proposed residential accommodation. This accords with the Council's maximum residential parking standards and policy DP18 which seeks to deter unnecessary car use in highly accessible locations and promote the use of more sustainable modes of transport.. Given the site's location with good public transport links (PTAL rating of '6a'), it is considered necessary to ensure the development is 'car free' to be secured via s106 agreement. The proposal provides two secure cycle parking spaces. Although four cycle spaces are required to meet the London Plan requirements. However, as this application is for a roof extension and the site is constrained by the commercial use of the ground floor it is considered that the proposed cycle parking is acceptable.

The proposed roof extension would increase the height of the building (from 11.3m to 14.2m). However the mansard extension would sit approximately 1 metre lower than the existing plant room. The roof extension is set in from the North, East and West elevations. Given this setback and the raised parapet (approximately 800mm to 1.3m) the extension would not be overtly visible within the streetscape.

Whilst roof terraces are not characteristic of the buildings in the area; the roof terraces and glazed balustrades would be obscured from view at the front from the public realm but would be visible in private views at both the front and rear. The balconies have a simple design and are not considered to compete or add unnecessary clutter. The proposed roof extension in terms of its design, materials and height is in general accordance with design guidance and is considered acceptable.

The proposed mansard roof extension by reason of the setback and location across a highway would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

Whilst the development will have some impact in terms of raising the height of the host building, such an extension is not considered harmful to the character or appearance of the host building or the streetscene given the context of the street and mansard extensions on neighbouring buildings.

One objection and one comment on behalf of Thames water have been received and duly taken into account. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with policies CS1, CS3, CS5, CS6, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP16, DP17, DP18, DP19, DP22, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.5, 3.8, 6.9, 6.13, 7.4, and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 51, 56 - 66 of the National Planning Policy Framework.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed charge in CIL will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please follow the link provided: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to CIL@Camden.gov.uk

- 7 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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

