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**From:** David Brown <[REDACTED]>  
**Sent:** 01 September 2015 16:54  
**To:** McClue, Jonathan; Catriona Fraser  
**Subject:** RE: Planning application at 225 Kentish Town Road ref: 2015/0567/P [GLHN.CvI3L]

Dear Jonathan,

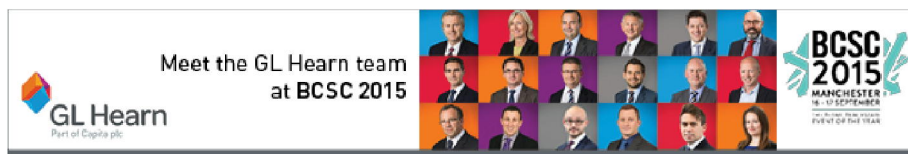
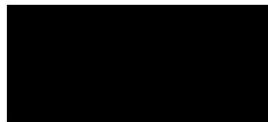
Please accept this email as formal confirmation that my client wishes to withdraw planning application 2015/0567/P.

Kind regards

David

David Brown  
Planning Director

GL Hearn Limited  
280 High Holborn  
London WC1V 7EE



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**From:** McClue, Jonathan <[REDACTED]>  
**Sent:** 27 August 2015 13:52  
**To:** Catriona Fraser  
**Cc:** David Brown  
**Subject:** Planning application at 225 Kentish Town Road ref: 2015/0567/P

Dear Catriona,

I apologise for the delayed response to the above application. As stated the previous case officer dealing with the application has left the Council. The application is due for a decision tomorrow (28/08/2015) and I am now ready to make a decision on the proposal, which will be a refusal. I have fully assessed the scheme and spoken to a Senior Planner (Gideon Whittingham, who helped you validate the application) who agrees with my decision. My objections include:

**Design:**

- I don't object in principle to the demolition works, the extension in height to the front façade or the mansard roof
- CPG1 – Design (attached) includes guidance on mansard roofs from page 38. You have not proposed a true mansard or a flat topped mansard as per figure 5 on page 39. The height of 2.4m would exceed the height stated (2.3m) in figure 5 as described in paragraph 5.15. The height needs to be lowered and design reconsidered

- The height and width of the dormers within the proposed mansard should be reduced. They appear as too dominant in the hierarchy of the front façade
- The rear extension housing the staircore and rear terraces would be a bulky and poorly designed addition to the back of the building. This needs significant amendments

#### **Quality of proposed units:**

- The size of the flats are well below the minimum requirements of the London Plan and CPG2 – Housing (attached). The units are considered to be 1 bedroom flats as described within the London Plan, which requires a gross internal area (GIA) of 50sq.m, and 2 person flats within CPG2 requiring 48sq.m. All of the units are below these figures. If the flats were to be considered studios you would need to remove the internal walls between the bedroom and living/dining rooms. Studio flats have one large habitable living area and a bathroom
- Your proposal is for 4 x 1 bedroom units which is not in accordance with Policy DP5 (copied below). Camden has identified different dwelling size priorities for market housing with 1 bedroom (including studios) being the lowest priority and 2 bedroom dwellings the highest priority. Applications for new residential flats such as this (whether new build in the case here or a conversion) are expected to provide 40% of the new units as 2 bed. Your proposal would provide 4 low priority units and 0% 2 bed meaning that it would fail to comply

Dwelling Size Priorities Table					
	1-bedroom (or studio)	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
<b>Social rented</b>	lower	medium	high	very high	50% large
<b>Intermediate affordable</b>	medium	high	high	high	10% large
<b>Market</b>	lower	very high	medium	medium	40% 2-b

5.5 The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in the Priorities Table. We expect most developments to include some homes that have not been identified as a priority level, and some homes that are identified as medium priority. However, the Council has prioritised some sizes as high or very high priority (primarily on the basis of a high level of need relative to supply). We will expect proposals to include some dwellings that meet the very high and high priority sizes by assessing dwelling mixes against the aims in the Priorities Table. The Council will aim for at least 50% of social rented dwellings and 10% of intermediate affordable dwellings in each scheme to be large homes with 3-bedrooms or more, and for at least 40% of market homes to contain 2-bedrooms (in each case, proportions will be calculated in terms of numbers of dwellings rather than floorspace).

- As shown in the picture below, plant equipment and flues would be located immediately adjacent to the rear elevation of the 4 residential units. The plant equipment does not appear to benefit from any acoustic screening and the flues are very low in height, terminating well below the parapet of the proposed rear elevation and it is noted that the

flue on the left of the image is pointing towards the rear windows and terraces. Due to the proximity of the plant equipment and the flues to the rear of the proposed units (which all have windows on this elevation serving bedrooms and habitable living areas), it is considered that material harm would be caused to the future occupiers by way of noise, air quality, smells and general disturbance. Furthermore, the terraces would be affected due to their close proximity. I see no evidence of an acoustic assessment measuring the impact of noise or any proposals to mitigate this harm. I also note that the equipment within the image is not shown on the submitted plans. The plant and flues are outside of the application site (i.e. they are not within the redline on the location plan) and serve the Nandos at 227 Kentish Town Road. They are therefore outside the control of the applicant meaning it would not be possible to change or manage this impact



**Impact on residential amenity of surrounding occupiers:**

- The large rear extension comprising of the staircore and rear terraces would result in a material level of harm to the living conditions of the occupiers within the adjacent residential property at 1a Anglers Lane and the 1<sup>st</sup> floor rear flat at 227 Kentish Town Road
- 1a Anglers Lane would be impacted on most significantly due to the impact on the first floor rear facing window and terrace (pictured below). This window is the only rear facing aspect for the upper level residential unit and the terrace is its only external amenity space. The rear window would be confronted with an extension 8.31m above the existing roof level and it would only be located 4m away, resulting in a significant loss of outlook for those occupiers. In addition, terraces would be located at first, second and third floor level with the first floor terrace located immediately adjacent to it. The railing structures would result in a further loss of outlook and more significantly, the terraces would present issues of overlooking and a loss of privacy, and noise and general disturbance from their use



- There would not be as significant an impact on the first floor residential unit at 227 Kentish Town Road, however, due to the close proximity of the extensions and the rear terraces there would be a material level of overlooking and loss of privacy along with harm caused by noise and general disturbance

Due to the significant issues with the proposal, the major alterations that would be required to the scheme and given that some issues are going to be very difficult to overcome, in particular the noise, smell and air quality issues from the plant and flue on the roof, I would suggest that you withdraw the application. If you do not, I will refuse the application within the next couple of weeks.

Please let me know if you would like to withdraw the scheme or if you would rather receive a refusal. If you do not respond, I will begin writing the refusal next week with the aim of getting a final decision out to you as soon as I can.

Kind regards,

Jonathan McClue  
Planning Officer  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden

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