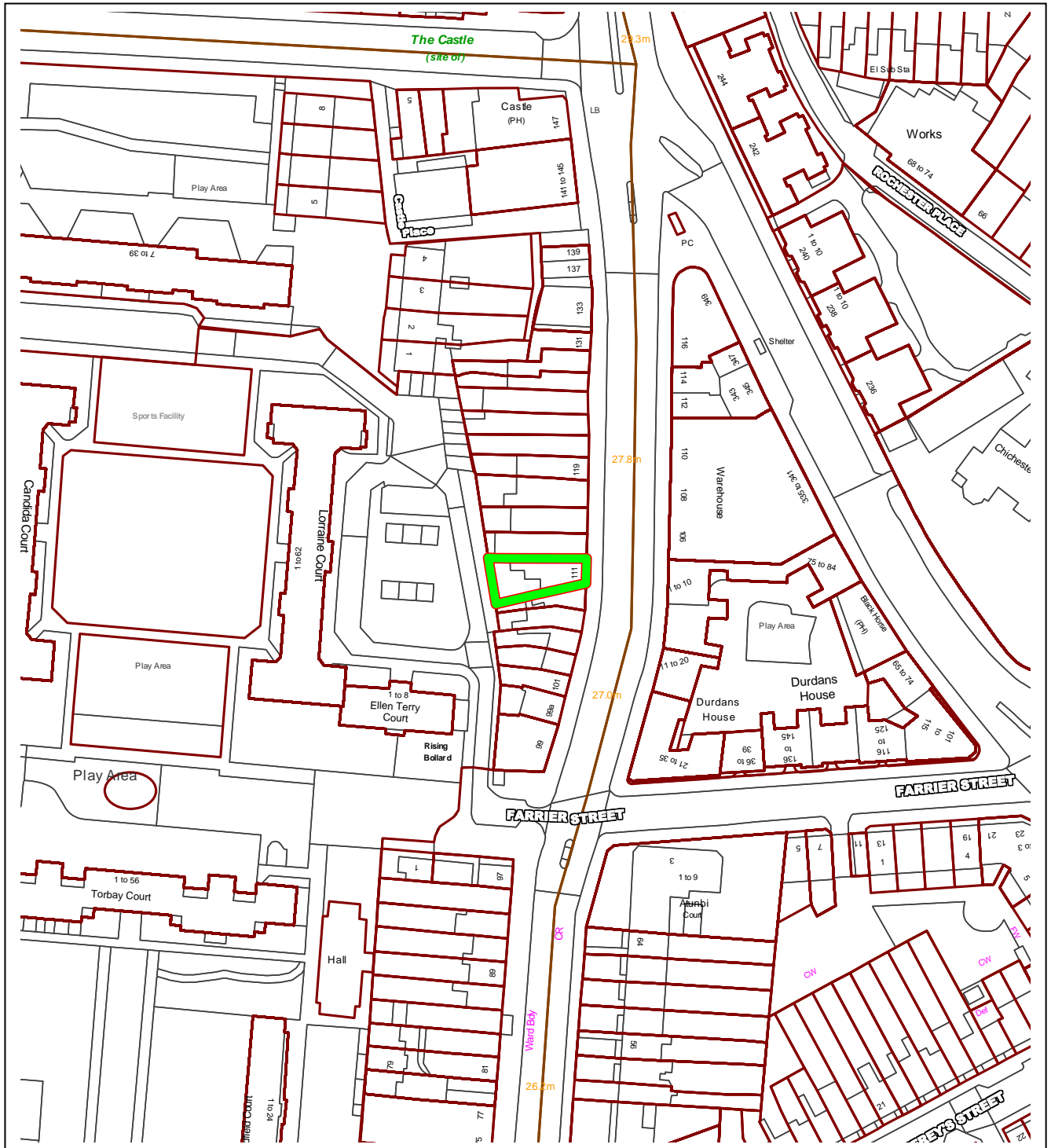


Site Plan - 2016/2153/P 111 Kentish Town Road



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Site photographs - 2016/2153/P 111 Kentish Town Road



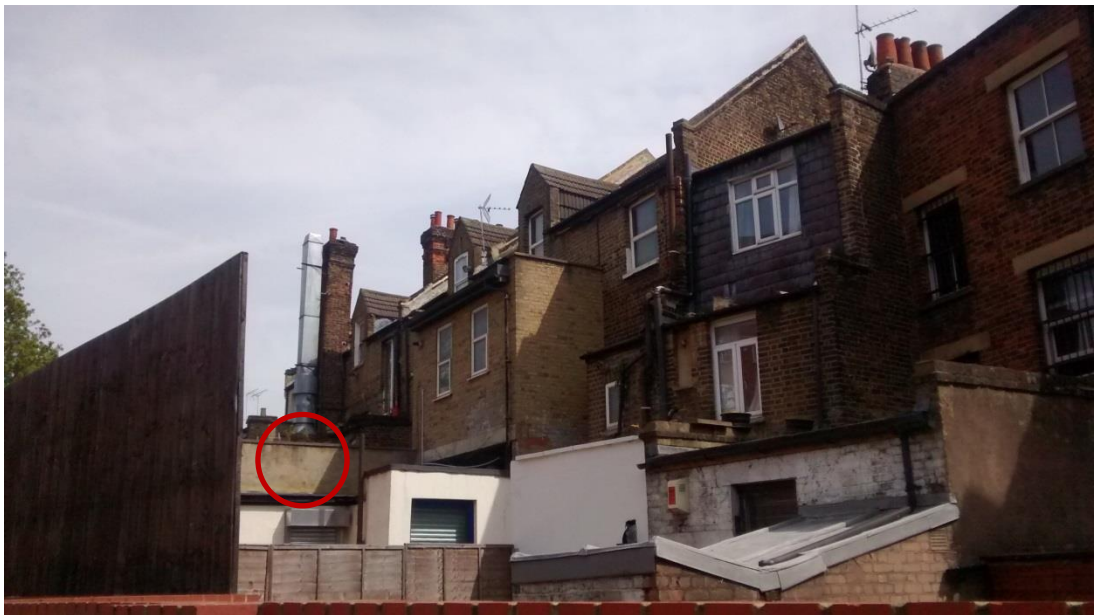
Existing front elevation of 111 Kentish Town Road



Existing rear elevation of 111 Kentish Town Road including single storey half width rear extension, with view towards existing rear extension at 109 Kentish Town Road



Looking south from rear yard of 113 Kentish Town Road



Looking north from rear yard, towards existing full width rear extension at 113 Kentish Town Road, also note existing high boundary fence

Delegated Report		Analysis sheet		Expiry Date:	13/06/2016
(Members Briefing)		N/A		Consultation Expiry Date:	24/05/2016
Officer			Application Number		
Anna Roe			2016/2153/P		
Application Address			Drawing Numbers		
111 Kentish Town Road London NW1 8PB			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Change of use of B1 (Office) ancillary to A1 (Retail) use and demolition of existing single storey rear extension and erection of a new single storey full width rear extension to create a studio flat.					
Recommendation:	Grant conditional planning permission subject to a Section 106 legal agreement				
Application Type:	Full Planning Permission				

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Consultation period (letters to adjoining occupiers) 03/05/16 – 24/05/16.					
CAAC comments:	<p>The Rochester Conservation Area Advisory Committee objected to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The site stands in the Kentish Town Centre. CPG5 states that the net loss of shopping floor space (A1) will be resisted. 2. Further development cannot be considered secondary to the original building as there are existing extensions and the proposal is a substantial further addition. 3. The extension would not preserve the historic ratio of built to unbuilt space, as it would extend over much of the remaining garden and reduce the garden amenity. 4. The proposed large glass doors and windows do not respect and preserve the original design, style and proportions of the building. <p><i>Officers response:</i></p> <ol style="list-style-type: none"> 1. <i>The proposal would retain the existing ground floor retail unit within the front of the building, therefore retaining the use and the frontage within the Kentish Town Centre. It is therefore considered to be in accordance with Policy DP12 as the shop would be retained.</i> 2. <i>The adjoining properties feature large ground floor rear extensions. In addition the rear of the proposal site is not visible from the public realm. It is therefore considered that in this particular instance the scale of the proposed extension would not be out of keeping with the pattern development in the area or result in harm to the appearance of the existing property.</i> 3. <i>The extension would allow for the retention of a reasonable proportion of the rear garden and amenity space (approximately 35sq.m). It would not detract from garden amenity of neighbouring gardens and the wider area.</i> 4. <i>The new glass doors and windows would differ from what exists, but their introduction would help to make the extension appear secondary to the original dwelling, rather than out of scale.</i> 					

Site Description

This application relates to a ground floor retail shop (A1) previously in use as a launderette. The host property is situated on the western side of Kentish Town Road within Kentish Town Centre on a Secondary Frontage.

The site is a 3 storey mid-terraced building with residential accommodation on the upper floors. To the rear of the site is a yard accessed from the ground floor. There is an existing single storey half width rear extension, which projects 7.5 metres from the rear of the building.

The adjoining properties at ground floor are within class A1 or A3 use and are characterised by a mixed pattern of development at the rear. The area to the rear (west) contains a large car park serving Lorraine Court, a residential block.

The application building is not listed nor does it lie within a conservation area.

Relevant History

PE9700681R1 - First floor flat roofed rear extension plus new separate access and entrance stair, plus new shopfront alterations - Refused planning permission 09/03/1998

PE9800535 - The erection of a first floor flat roofed rear extension - Granted 03/09/1998.

Neighbouring properties

113 Kentish Town Road

2005/1065/P - Single storey rear extension to be used as additional retail (A1) space - Granted subject to a S106 legal agreement 16/09/2015.

2012/0113/P - Conversion of a 3 bedroom unit on the first and second floors into 2 x 1 bedroom flats – Granted 27/04/2012.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS7 Promoting Camden's centres and shops

CS11 Pedestrians and cycling

Camden Development Policies 2010

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

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

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design, 2015

CPG2 Housing, 2015

CPG5 Town Centres, Retail and Employment, 2013

CPG6 Amenity, 2013

CPG7 Transport, 2013

CPG8 Planning Obligations, 2015

Assessment

1. Proposal

1.1 Planning permission is sought for the change of use of the office space ancillary to the retail unit and the demolition of an existing single storey half width rear extension and the erection of a new full width single storey rear extension to create a studio flat.

1.2 The proposed extension would measure approximately 3 metres high x 7.40 metres deep x 8.90 metres at its widest point and would cover over half of the existing rear courtyard.

1.3 The extension would be constructed from brick, with UPVC windows and doors.

2. Amendments

- The depth of the proposed extension has been reduced;
- The proposed 1 x 2 bed flat fell short of the minimum gross internal floor area for a two bedroom unit. A studio flat/one bedroom, one person unit was therefore recommended;
- Suitable cycle parking provision has been introduced; and
- The extension has been stepped back from the window in the party wall, which serves a stairwell at no. 109 Kentish Town Road.

3. Assessment

3.1 The principle considerations material to determining the application are as follows:

- Loss of retail floor space
- Principle of residential accommodation
- Living standards of future occupiers
- Transport
- Detailed design – the impact on the character of the host property and the wider area;
- Neighbour amenity - the impact on the amenity of adjoining occupiers

4. Loss of retail floor space

4.1 Policy DP12 seeks to protect the character and role of Camden's Town Centres and to resist the loss of shops where it would cause harm to their function. The proposal would retain the existing ground floor retail unit within the front of the building, therefore retaining the use and the frontage within the Kentish Town Centre. It is therefore considered to be in accordance with Policy DP12 as the shop would be retained.

4.2 The existing retail floor space is 40sq.m and this does not include a single storey rear extension (23.97sq.m) to provide additional office space for the shop. The proposed conversion would result in a loss of 6sq.m of retail floorspace, with the new retail unit comprising of 34sq.m. It is not considered that this small reduction in retail floor space would undermine the functioning of the retail unit.

5. Principle of residential accommodation

- 5.1 Policy CS1 (Distribution of growth) promotes efficient use of land and buildings in Camden and supports growth in accessible locations. Policy CS4 (Areas of more limited change) sets out Camden's overall approach to ensure that developments in areas of more limited change respects the character to its surroundings, conserve heritage and important features and provide environmental improvements.
- 5.2 Residential floor space is a key objective for the Council, as outlined in CS6 and DP2, and as such new residential floor space is welcomed. The acceptability of the units is subject to them providing an adequate standard of living accommodation, which is assessed below.

6. Living standards of future occupiers

- 6.1 The Department of Communities and Local Government (DCLG) has set minimum space standards to ensure rooms are large enough to take on varying uses. The overall floor space in new dwellings should meet the minimum standards set out in 'Technical Housing Standards – Nationally Described Space Standard's 2015.
- 6.2 The proposed unit would comfortably exceed these space standards. The studio flat would have a gross internal area of 54sq.m and would exceed the minimum gross internal floor area of 39sqm for a one bedroom, one person unit.
- 6.3 The proposed unit has an acceptable layout with a large open plan room and a bedroom area, living/dining area and a kitchenette. It contains a separate bathroom and WC. The unit would be single aspect with west facing windows. External private amenity space would be provided in the form of a yard (approximately 35sq.m) to the rear of the building.
- 6.4 It is considered that an adequate level of light and outlook would be provided for the new studio unit. The rear fence could be lowered to reveal the majority of the proposed rear windows. In addition, rooflights would be installed within the flat roof. The provision of rooflights is considered acceptable.
- 6.5 The existing building does not have step-free access to the flats within and therefore the proposal would not meet all of the requirements of Part M4(2) of Building Regulations; however it is considered acceptable as the proposal is for a conversion and it would not worsen the existing situation in relation to accessibility.

7. Transport

- 7.1 The site has a PTAL score of 6b, which indicates that it is accessible by public transport. Furthermore, there are only a small number of residential parking bays in the vicinity of the site. In line with Development Policy DP18 - Parking Standards and Limiting the Availability of Car Parking, the development should be car-free, i.e. the future occupants will be unable to obtain parking permits from the Council. This would have been secured through a S106 legal agreement if the proposal had otherwise been acceptable.
- 7.2 Cycle parking and refuse details have been included and are considered adequate. One cycle parking space has been provided in accordance with policy 6.13 of the London Plan.

8. Detailed Design

- 8.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.
- 8.2 CPG1 recommends that rear extensions should take into account the character and design of the

property and surroundings. It states that rear extension should be designed to: be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space; and allow for the retention of a reasonable sized garden.

- 8.3 The proposal includes the demolition of an existing single storey half width rear extension, which projects 7.5m from the rear of the existing building and the erection of a new full width rear extension to the same depth of the existing extension.
- 8.4 As highlighted above, CPG1 states that extensions should generally be subordinate in scale with the existing building. The proposed extension is full width and covers a sizeable proportion of the plot, and is therefore of a scale which in many instances is considered to be overly large and out of proportion with the existing building.
- 8.5 However, the adjoining terraced properties on Kentish Town Road are characterised by a mixed pattern of development at rear. The adjoining properties feature large ground floor rear extensions. In addition the rear of the proposal site is not visible from the public realm due to the existing high boundary treatment. It is therefore considered that in this particular instance the scale of the proposed extension would not be out of keeping with the pattern development in the area or result in harm to the appearance of the existing property.
- 8.6 The proposed glazing would give the extension a modern, lightweight appearance, helping to retain a sense of space and openness and by virtue of its location at ground floor level would not detract from the wider area. The new glass doors and windows would differ from what exists, but their introduction would help to make the extension appear secondary to the original dwelling, rather than out of scale.
- 8.7 The extension would allow for the retention of a reasonable proportion of the rear garden and amenity space (approximately 35sq.m). It would not detract from the garden amenity of neighbouring gardens and the wider area.
- 8.8 It is therefore considered that due to the variety of rear extension within the local area as well as the restricted visibility from any public place, the rear extension would be acceptable.

9. Neighbour amenity

- 9.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.
- 9.2 The adjoining properties feature large rear extensions at ground floor level. The proposal would not therefore result in harm to the amenities of adjoining occupiers in terms of enclosure or loss of privacy or daylight / sunlight.
- 9.3 The proposal would not result in a significant loss of light or outlook for the adjoining occupiers at 109 Kentish Town Road, as the extension has been set back from the obscure glazed window in the party wall which serves a stairwell.
- 9.4 It is considered that given the very modest increase in residential accommodation, the impact on neighbouring occupiers in terms of noise and nuisance would be limited, particularly given it would be located within a retail parade with flats above.

10. CIL

- 10.1 As the proposal results in the creation of a new residential unit it is liable for the Mayor's

Community Infrastructure Levy (CIL) and a Camden CIL charge which has been applicable since the 1st of April 2015. A standard informative is attached to the decision notice drawing CIL liability to the applicant's attention.

11. Recommendation

11.1 Grant conditional planning permission subject to a S106 legal agreement.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Executive Director Supporting Communities. Following the Members Briefing panel on Monday 18th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Koupparis Associatees
95 Kentish Town Road
London
NW1 8NY

Application Ref: **2016/2153/P**

13 July 2016

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
111 Kentish Town Road
London
NW1 8PB

Proposal: Change of use of B1 (Office) ancillary to A1 (Retail) use and demolition of existing single storey rear extension and erection of a new single storey full width rear extension to create a studio flat.

Drawing Nos: 16-168-01; 16-168-02; 16-168-03; 16-168-05; 16-168-09; 16-168-03 Rev A; 16-168-04 Rev B; 16-168-06 Rev B; 16-168-07 Rev B; 16-168-08 Rev B.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Conditions and Reasons:

- 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: 16-168-01; 16-168-02; 16-168-03; 16-168-05; 16-168-09; 16-168-03 Rev A; 16-168-04 Rev B; 16-168-06 Rev B; 16-168-07 Rev B; and 16-168-08 Rev B.

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

Informatives:

- 1 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).
- 2 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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail 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 this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. 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 correspondence to CIL@Camden.gov.uk

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.

Yours faithfully

Supporting Communities Directorate

DECISION