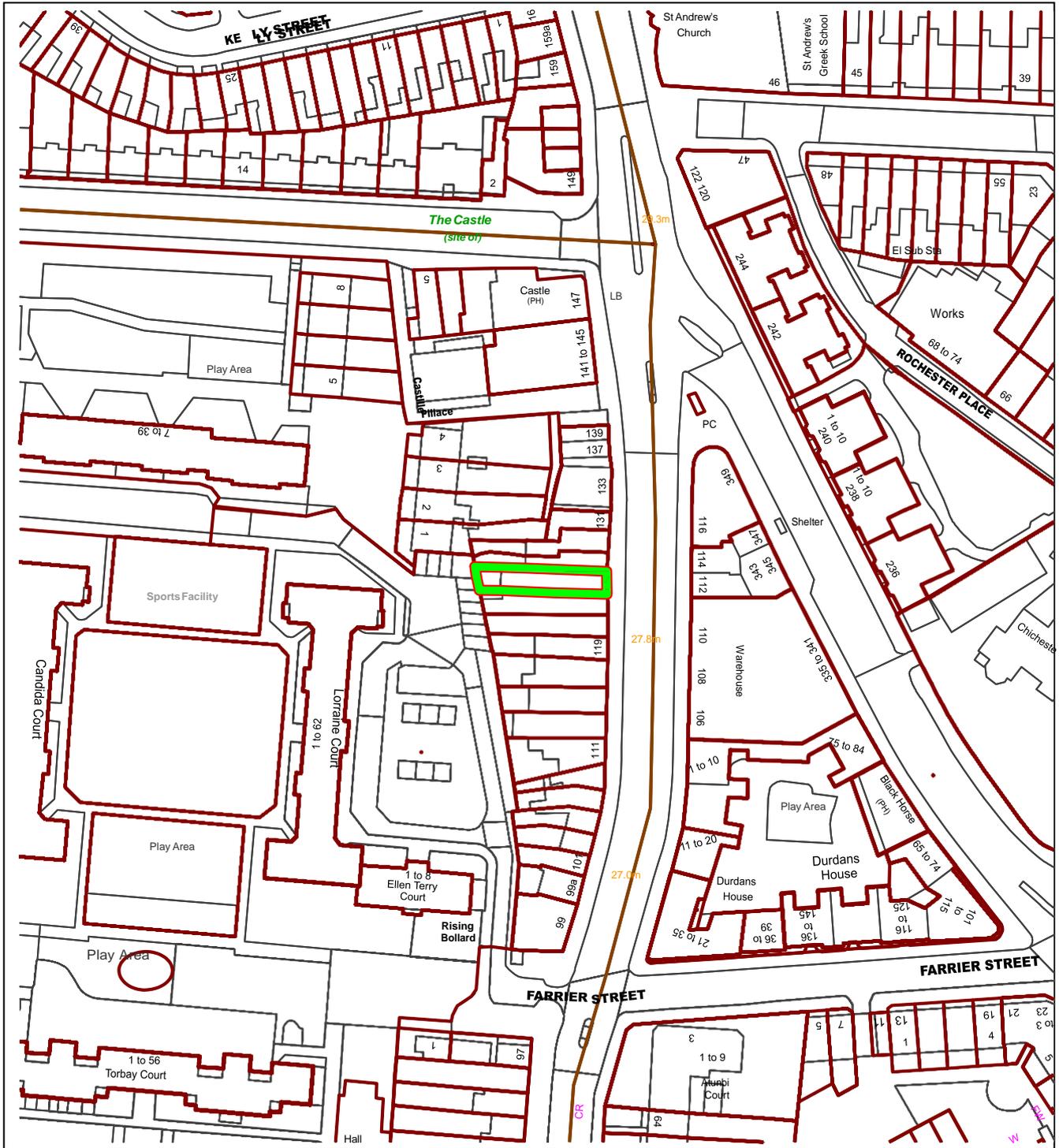


# 2015/6735/P 125 Kentish Town Road



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Photo 1 front elevation facing south-west



Image 2. 123 and 125 Kentish Town Road facing west elevation



Image 3 Rear elevation looking south



Rear elevation facing east

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	27/01/2016
Members Briefing		N/A / attached	<b>Consultation Expiry Date:</b>	28/01/2016
<b>Officer</b>		<b>Application Number(s)</b>		
Obote Hope		2015/6735/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
125 Kentish Town Road London NW1 8PB		Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of rear single storey extension at first floor and enlargement of the existing height and depth at roof level associated with additional ancillary staff room / storage space.				
<b>Recommendation(s):</b>	Grant planning permission subject to Section 106 legal agreement			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>01</b>
Summary of consultation responses:	A site notice was displayed between 11/01/2016 and 01/02/2016					
CAAC/Local groups* comments: *Please Specify	<p>Rochester Conservation Area Advisory Committee objections are as follows:</p> <ul style="list-style-type: none"> <li>□ The overall design of the roof extension is not sympathetic to the local listing, including the height, materials used, loss of the chimney stack and the roof detail; <b><i>Please refer to the design section for officers comments;</i></b></li> <li>□ Rear extensions: plans should show the boundary walls with the adjoining properties; <b><i>For officer's comment please refer to paragraph 2.9 below;</i></b></li> <li>□ As the site is locally listed, a justification of the proposal in accordance with the criteria in paragraph HE9 of Planning Policy Statement 5 (PPS5) – Planning for the Historic Environment; <b><i>For officer's comment please refer to the design section below in paragraph 2.9;</i></b></li> </ul>					

## Site Description

The ground floor is currently in A1 use with an office and ancillary staff accommodation at first floor level. The site is on the western side of Kentish Town Road and is part of a terrace which runs from the junction with Castle Street and Royal College Street to the north, to the junction with Farrier Street to the south. It is not within a Conservation Area and is not listed, but is on Camden's local list.

The host building is one of a group of five adjoining two-storey properties within the parade (No's 119-127) which are on Camden's local list. The other buildings in the terrace are three storeys tall. The site is located within the Kentish Town Centre and falls within a secondary frontage area.

## Relevant History

3 x applications were applied for and refused from 2013 to 2014, these application numbers are (2013/1648/P, 2013/5233/P & 2014/2732/P), all three application sought consent for the first floor rear extension and the addition of a roof extension. The reason for refusal for **2014/2723/P** is listed below:

*Reasons for refusal: The height and detailed design of the proposed mansard roof extension would have a detrimental impact on the character and appearance of the building, the terrace and the local area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Development Policies of the Local Development Framework.*

*The proposed development, in the absence of a legal agreement to ensure that the mansard roof extension could only be constructed concurrently with roof extensions at the adjacent properties (119-127 Kentish Town Road) would result in the loss of a distinct and unbroken section roofline which would be detrimental to the character and appearance of the building, the terrace and the local area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Development Policies of the Local Development Framework.*

## Adjoining Properties

### 123 Kentish Town Road

**13<sup>th</sup> June 2012** Planning application (Ref: 2012/0752/P) **Refused** for: *Erection of second floor and roof storey to main building, and erection of building comprising basement, ground and first to fourth floor with central linking stairwell to provide 6 residential flats (4 x 1-bed, 1 x 2-bed, 1 x 3-bed) retaining basement and ground floor of front building only as offices (Class B1) and alterations to ground floor front façade including creation of lightwell in connection with existing office use.*

3 x applications were applied for and refused from 2013 to 2014, these application numbers are (2013/1647/P, 2013/5245/P & 2014/2722/P), all three application sought consent for the first floor rear extension and the addition of a roof extension. The reason for refusal for **2014/2722/P** is listed below:

*Reasons for refusal: The height and detailed design of the proposed mansard roof extension would have a detrimental impact on the character and appearance of the building, the terrace and the local area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Development Policies of the Local Development Framework.*

*The proposed development, in the absence of a legal agreement to ensure that the mansard roof extension could only be constructed concurrently with roof extensions at the adjacent properties (119-127 Kentish Town Road) would result in the loss of a distinct and unbroken section roofline which would be detrimental to the character and appearance of the building, the terrace and the local area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Development Policies of the*

## Local Development Framework.

### 119 Kentish Town Road

3 x applications were applied for and refused from 2013 to 2014, these application numbers are (2013/1641/P), 2013/5239/P and 2014/2725/P) all three application as above sought the same consent in terms of the rear first floor and the roof extension. However, the internal works associated with these extensions vary, the description of the works relates for the last refusal is for: *Erection of first floor rear extension and mansard roof to create 2 bedroom maisonette and the reason for refusal was on the same grounds as 123 and 125 Malden Road.*

### 127 Malden Road

4 x applications were applied for and refused from 2013 to 2014, these application numbers are (2013/1649/P), 2013/5247/P, 2014/2719/P and 2014/7670/P) the first three application as above sought the same consent in terms of the rear first floor and the roof extensions and the reason for refusal relates to 119,123 & 125 Malden Road and the internal arrangement proposed would provide a maisonette. Notwithstanding, Planning application **2014/7670/P** was refused for No, 127 Kentish Town Road and allowed on appeal. The inspector felt that:

*"I agree with the Council that within the terrace (Nos 119 to 131) an individual roof extension could detract from its heritage and townscape value. However the proposal would be immediately adjacent to a building of similar appearance and heritage and I consider that it would not detract from the character or historic value of the terrace. Any further proposals to extend the two-storey buildings would be considered on their own merits but I consider that the proposal before me would reflect the character of the terrace and would not result in a piecemeal erosion of its character as feared by the Council"*

### **Relevant policies**

#### **National Planning Policy Framework (NPPF) 2012 London Plan 2016**

#### **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS7 (Promoting Camden's centres and shops)

CS8 (Promoting a successful and inclusive Camden economy)

CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)

DP6 (Lifetime homes and wheelchair homes)

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

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

#### **Camden Planning Guidance (updated 2011- 2016)**

CPG 1 Design

CPG 2 Housing

CPG 5 Town centres, retail and employment

CPG 6 Amenity

#### **Camden's Local List Guidance 2015**

## **Assessment**

### **1.0 Proposal**

Planning permission is sought for the erection of a rear extension at first floor level and a roof extension to provide additional ancillary staff room and storage space to the rear first floor and roof level.

1.1 In 2013 and 2014 joint applications were submitted for No's 119, 123 and 125 for additional floor at roof level and rear extensions at first floor levels both applications were refused. The applications were refused due to the detail design of the mansard roof extension and the absence of a legal agreement to ensure that the mansard roof extension could only be constructed concurrently with roof extensions at the adjacent properties. No concern was raised in regards to the first floor rear extension not being a full storey below the roof eaves. As such, the overall consensus was the proposal would not preserve the historic character of host building (2014/2723/P) (see planning history above for further details.)

1.2 The application is being considered concurrently with an application at 123 Kentish Town Road (2015/6736/P) for "*Erection of an extension at roof level and erection of a single storey rear extension at first floor level associated with the conversion of first floor flat into a maisonette.*"

1.3 The main issues for consideration are:

- the impact of the proposal on the non-heritage asset, and;
- its impact on the amenity of neighbours.

### **LocalList**

1.4 The building is in need of some investment, however five properties within the terrace represent the historic origins and village character of Kentish Town which is rarely visible now and as a group have historic and townscape interest. Therefore, No's 119-127 Kentish Town Road have been placed on Camden' Local List. Whilst the properties have been much altered, and have lost original features such as 6 over 6 timber sash windows.

1.5 As a result of their inclusion on local list, the buildings can therefore be treated as non-designated heritage assets. Local listing does not preclude alterations but implies a high standard of design is required for development affecting their appearance; this element is assessed in the design section below.

### **LandUse**

1.6 The site is within a town centre. The proposal would leave the ground floor unchanged, so there is no conflict with policy CS7 which promotes Camden's centres. Additional ancillary floor space is proposed which would serve the retail unit below. This appears to be because there is no separate access to the upper floors. There is no objection to this as policy CS7 encourages additional space within the town centre.

### **Revisions**

2.1 The application was revised on several occasions due to the overall design following officer's comments, the submitted documents lacks design principles which fail to enhance the non-heritage asset and the scheme proposed, therefore, would have had a detrimental impact on the design and appearance of the host building. Furthermore, the proposed elevation plan/drawing was not of an accurate scale and a contextual elevation plan was sought to analyse all five buildings in context of their surroundings. The loss of the chimney stack, the material used for the roof would be natural slate, the design of the window and fenestration details was unacceptable. As such, the overall the proposal would have been contrary to planning policies.

### **2.2 Design**

The site does not fall within a conservation area and is not statutorily listed, although it is on the local list for its historic origins and village character of Kentish Town. The relevant policies are therefore CS14, DP24, and DP25. The site is adjacent to the Rochester, Inkerman and Bartholomew Conservation Areas, as well as listed buildings on Kentish Town Road and in Camden Town. However, those heritage assets are some distance away. Jeffrey's Street Conservation Area is nearest to the host building located further to the east. The proposal would not affect views in or out of any conservation areas, and the listed buildings are too far away for their settings to be affected.

2.3 Notwithstanding the above, the property is on Camden's local list and therefore its historic character, as specified in the listing, needs to be preserved in so far as is possible.

2.4 The front elevation would be constructed using matching brickwork, the chimney stacks would be retained and the downpipe and guttering would be made from metal. The roof tiles would be made from natural slate to enhance the appearance of the host building. As mentioned above the building as a group are in need of repair.

#### **Roof extension**

2.5 The proposal would not affect views in or out of any conservation areas and the listed buildings are too far away for their settings to be affected. There is uniformity in the height of the five buildings and this is most apparent from the rear where 106-110 Kentish Town Road is very prominent over the top of 119-127. However, in this instance the building is being raised by one floor level and a pitched roof would be put back for an addition 29.5sqm of ancillary office space floorspace as a result of the roof extension. It is considered that this design has been addressed following the decision that was allowed by the planning inspectorate previously refused scheme (Ref. 2014/7670/P). The inspector felt:

*"I agree with the Council that within the terrace (Nos 119 to 131) an individual roof extension could detract from its heritage and townscape value. However the proposal would be immediately adjacent to a building of similar appearance and heritage and I consider that it would not detract from the character or historic value of the terrace. Any further proposals to extend the two-storey buildings would be considered on their own merits but I consider that the proposal before me would reflect the character of the terrace and would not result in a piecemeal erosion of its character as feared by the Council. "*

2.6 The application is considered in context of the inspector's decision and whilst the application is determined on a "case by case basis" the principle of the roof extension has been established following the appeal decision allowed in 2015 (2014/7670/P). The extension proposed would be similar in design and appearance to the approval at 127 and the proposal at 123 Kentish Town Road. The planning permission for 125 would be subject to a section 106 legal agreement which will require either:

1. the completion of the roof extension to 127, prior to commencement or;
2. evidence of a contract to be provided for the completion of the roof extensions to both properties (125 and 127).

The legal agreement would therefore ensure that piecemeal extensions to this terrace do not occur.

#### **Rear extension**

2.7 The rear elevation of the properties within the terrace are very mixed in character consisting of large ground floor extensions which are a common feature, with some having first floor extensions. The local listing does not preclude alterations but could imply that a higher standard of design is required. Therefore, It is not considered that there is any reason to consider alterations as being unacceptable, or indeed any power to require this. Nevertheless, the design of the extension remains an important consideration.

2.8 The proposed rear extension would measure approximately 3.4m x 4.4m in width x 3.1m in height. The extension would add additional accommodation in the form of a staff room which would be linked to the existing office accommodation at the same level. Camden Planning Guidance states that extensions which are higher than one full storey below roof eaves or that rise above the general height of neighbouring projections or extensions should be discouraged. In this instance, the proposed extension as mentioned above would be acceptable due to the previous consent that was allowed on appeal which sets precedent. Furthermore, the proposal to extend the rear would be safeguarded to protect the character of the 5 properties and not disrupt their uniformity. The proposed rear extension would not offer any views from the public realm due to being located behind the housing estate to the rear. The extension is not considered to cause harm to the historic or townscape character of the property and as such no objection is raised in design terms.

#### **Neighbouring Amenities**

3.0 Policies CS5 and DP26 are of relevance. The principle of the use proposed is compatible with the surrounding area. To the front the site is opposite 112 Kentish Town Road which is commercial at ground floor and residential above. The occupiers of this unit would not be prejudiced by adding additional A1 floorspace: To the rear the site is offset from Lorraine Court, and is far greater than 18m required to preserve privacy of the properties to the rear. Within the terrace to the north and south there would be no issue created whether or not either property is extended in the way currently proposed.

#### **Highways and transportation**

4.1 The relevant policies are CS11, DP16, DP17, and DP18. The site is in a sustainable location being near to bus routes on Kentish Town Road as well as within walking distance of Camden Town and Kentish Town Underground Stations, and Camden Road Overground Station. New floor space would be provided for the additional retail unit but it would not be so great as to create highways issues. Servicing would remain unchanged from Kentish Town Road. There would be adequate space for cycling provision within the property.

#### **Conclusion**

4.1 There are some concerns in regards to the impact of the proposed roof extension on the historic character of this building and on the wider terrace. However, the appeal decision at 127 was clear that where the proposal was immediately adjacent to a building of the same proposed height and similar appearance and the additional adjoining storey would not detract from the character or historic value of the terrace, then it would not constitute piecemeal development and was acceptable, in this terrace.

4.2 Overall the design, bulk and scale have been reduced and would be of an appropriate design. A section 106 Head of Term for "Link to completion of 127" would be added.

**Recommendation:** Grant Planning Permission subject to Section 106 legal agreement.

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th 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](http://www.camden.gov.uk) and search for 'Members Briefing'. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'*

Koupparis Associatees  
95 Kentish Town Road  
London  
NW1 8NY

Application Ref: **2015/6735/P**

1 June 2015  
**DRAFT**

Dear Sir/Madam

**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:  
**125 Kentish Town Road**  
**London**  
**NW1 8PB**

**DECISION**

## Proposal:

Erection of rear single storey extension at first floor and enlargement of the existing height and depth at roof level associated with additional ancillary office / storage space.  
Drawing Nos: 13-97-14, 13-97-30, 13-97-31, 13-97-32 REVC, 13-97-33 REVA, 13-97-34 REVB and 13-97-35.

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.

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 13-97-14, 13-97-30, 13-97-31, 13-97-32 REVC, 13-97-33 REVA, 13-97-34 REVB and 13-97-35.

Reason:

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

Informative(s):

- 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 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.

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

**DRAFT**

**DECISION**