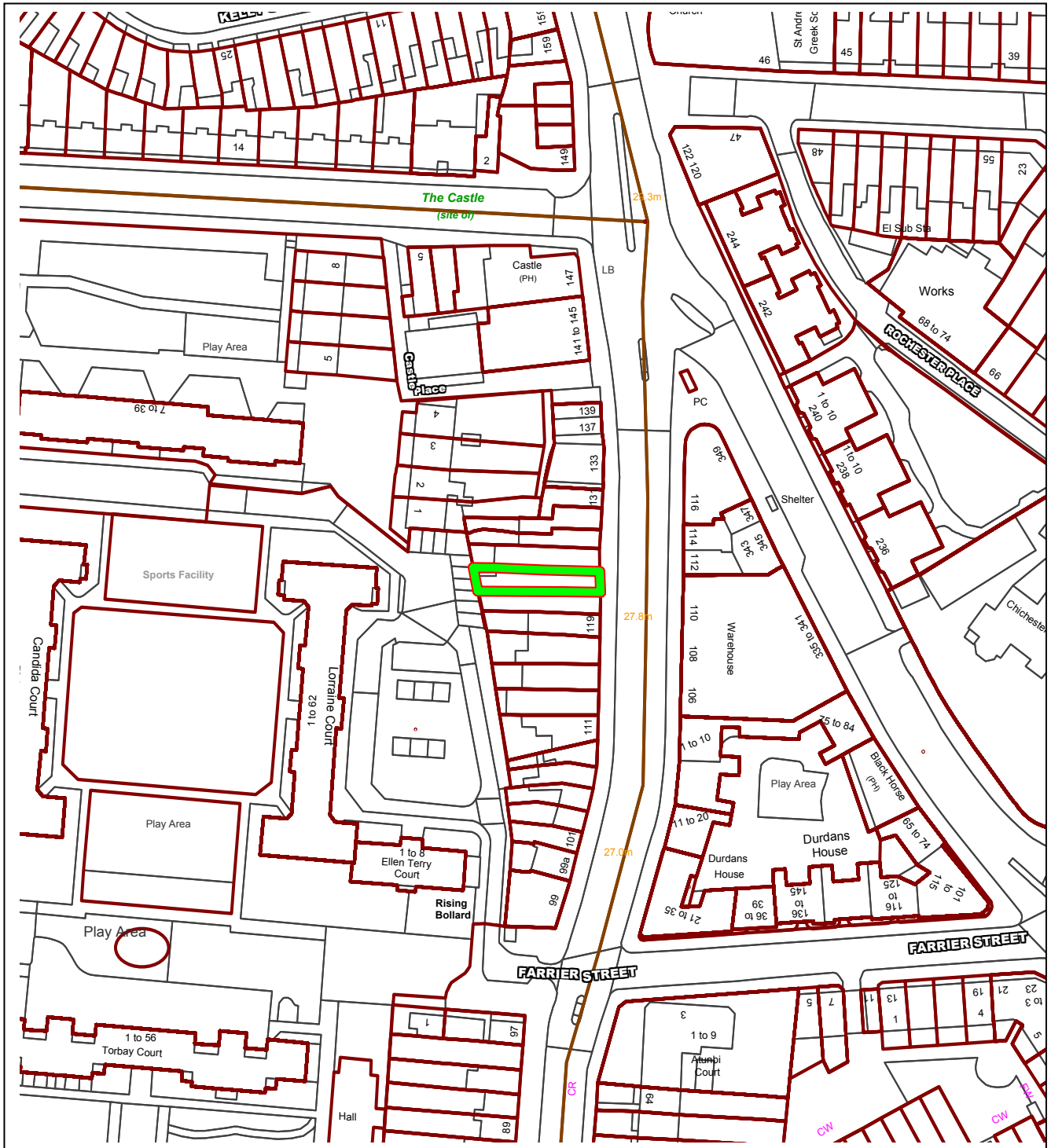


2015/6736/P 123 Kentish Town Road



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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

Delegated Report		Analysis sheet	Expiry Date:	27/01/2016
Members Briefing		N/A / attached	Consultation Expiry Date:	25/05/2014
Officer			Application Number(s)	
Obote Hope			2015/6736/P	
Application Address			Drawing Numbers	
123 Kentish Town Road London NW1 8PB			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
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.				
Recommendation(s):	Grant Planning Permission subject to 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	05	No. of responses	02	No. of objections	02
			No. electronic	02		
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"> 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; Please refer to the design section for officers comments; Rear extensions: plans should show the boundary walls with the adjoining properties; For officer's comment please refer to paragraph 2.9 below; Lifetime homes statement; The application would not require a lifetime homes statement in this instance 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; For officer's comment please refer to the design section below in paragraph 2.9; Statement on car-free housing; the works proposed would not be for an additional flat. As such, the application would not require a statement for care free housing in this instance. <p>Kentish Town Road Action objections are as follows:</p> <ul style="list-style-type: none"> The roof being extended due to the current formation and symmetry of the 5 two storey buildings; Please refer to design section for officers comments The rear extension not being a full storey below the roof eaves; Please refer to paragraph 2.9 for officers comments 					

Site Description

The ground floor is currently in A2 use with a studio flat 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.

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

13th 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.*

Three planning applications for the site were submitted and refused from 2013 to 2014, (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. All three were refused.

The reason for refusal for the most recent, **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.

Adjoining Properties

119, 121, 125 Kentish Town Road

Three planning applications for each of the other 2 storey buildings within the terrace were submitted from 2013 to 2014. All applications sought the same consent for: *Erection of first floor rear extension and mansard roof to create additional space for staff and storage.* They were all either refused for the same reasons as 2014/2723/P or withdrawn as unacceptable.

127 Kentish Town Road

Number 127 Kentish Town road adjoins a 3 storey property to the North. Four applications were applied for and refused from 2013 to 2014 (2013/1649/P), 2013/5247/P, 2014/2719/P and **2014/7670/P**). The first three applications 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 Kentish Town Road and the internal arrangement proposed would provide a maisonette.

However planning application **2014/7670/P** for an additional storey was refused and allowed on appeal. The inspectors view was 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)
DP28 (Noise and vibration)
DP30 (Shopfronts)

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 a roof and a first floor rear extension associated with the conversion of existing flat into a maisonette between the first and second floors.

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 all of the applications were refused. The reason for refusal related to the detail design of the roof extension and officers were concerned that the piecemeal addition of roof extensions to the remaining 2-storey buildings would detract from the character of the terrace and wider area. A legal agreement would be required to ensure that the roof extensions were constructed concurrently across the terrace as a piece. The inspector considered this and disagreed, allowing the appeal at 127 Kentish Road because the adjoining property at 129 is 3-storeys and therefore the additional storey would not be 'a tooth within a gap'.

1.2 The application is concurrent with a similar application for 125 Kentish Town Road. In this case the extensions proposed are for ancillary office and storage space.

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.

1.4 Local List

The properties in the terrace have been much altered, and have lost original features such as 6 over 6 timber sash windows. The building itself is in need of some investment and the 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.

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.

1.6 Land Use

The site is within a town centre. The proposal would leave the ground floor A1 unit unchanged, so there is no conflict with policy CS7 which promotes Camden's centres. Additional storage and staff room space would be created to the rear at first floor level.

1.7 Residential Standard

The existing 1Bed Flat is sub-standard in terms of gross internal floorspace (GIA) and the proposed extensions would accord with the London Plan (2016) which requires a gross internal area (GIA) of 61sq.m for a 2 bedroom 3 persons flat. The two bed self-contained unit would be 2sqm below the recommended internal floorspace for a 2 bedroom 4P unit. However, the proposed maisonette is considered to provide a good quality of living accommodation. The room sizes are in accordance with CPG2 (2016), and the layout of the units are functional with good levels of circulation and storage space. The units would have a good level of outlook, with the habitable rooms benefiting from windows they would also be dual aspect, providing adequate level of light and ventilation.

Revisions

2.0 The application was revised on several occasions due to the overall design following officer's comments that the submitted application lacked details which would enhance the building and the scheme proposed 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. The loss of the chimney stack, the material used for the roof, the design of the windows and fenestration details were all unacceptable. Overall the proposal would have been contrary to planning policies.

2.1 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 building is in need of some investment, although it appears to retain some historic characteristics. 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.

2.2 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.

2.3 The render would be retained to the front elevation, the roof would be natural slate, chimney stacks would be retained, windows and guttering design were all amended to enhance the architecture of the host building. As mentioned above the building as a group is in need of repair.

Roof extension

2.4 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 additional 28.3sqm of residential floorspace. It is considered that the design has addressed following the concerns raised by the previous refusal (2014/2722/P) and in light of the application that was refused and allowed on appeal for No. 127 (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."

2.5 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 127 and 125 Kentish Town Road, the design of the roof extension would be historically appropriate to match No's 127 and 125 in appearance. The planning permission for 123 would be subject to a section 106 legal agreement which will require either:

1. the completion both 127 and 125 roof extensions prior to commencement or;
2. evidence of a contract to be provided for the completion of the roof extensions to all three properties (123, 125 and 127).

The legal agreement would therefore ensure that piecemeal extensions to this terrace do not occur at 123 or 125.

Rear extension

2.6 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.

2.7 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 kitchen/diner. 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 would be a storey below the eaves and would therefore meet the guidance. The proposed rear extension would be

visible from the public realm to the rear however it is not considered to cause harm to the historic or townscape character of the property and as such no objection is raised in terms of its design.

3.0 Lifetime homes

Lifetime Homes has been superseded by Part M4 (2) of the Building Regulations (1st October 2015). M4 (2) is similar to lifetime homes but requires totally step free housing. Compliance with M4 (2) would be secured by condition. The proposed flats will benefit from adequate levels of daylight, outlook and natural ventilation. The proposed units would meet the criteria of the Lifetimes Homes standards where possible.

3.1 Waste and Recycling

The plans/elevation drawing lack evidence of where the proposed refuse storage would be stored and located. This requires further details in terms of its location along with detail of any waste and recycling facility proposed. As such, a condition securing design details, and implementation/retention has been attached.

3.2 Transport

As the existing unit already have access to parking permits and the changed from 1 Bed flat to 2 Bed self-contained flat would not be an increase the amount of flats. It is considered that car-free development would not be required in this instance as it is envisaged that there will be no increase in car parking levels at the site.

3.3 Amenity

Due to the orientation of the property and its location within the parade flanked by taller buildings, the proposed mansard will not impact on the amenity of any of the neighbouring properties. Furthermore, both 123 and 125 would be extended to the same scale and depth along the boundary with 127 Kentish Town Road has helped to alleviate any concerns over loss of outlook to the neighbouring building. The rear of the site is characterised by garages and a large open area to the rear of Lorraine Court and as such there are no amenity concerns to speak of in terms of the rear extension. In all, no objection is raised in terms of amenity.

Conclusion

4.0 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, on this terrace.

4.1 Overall the design, bulk and scale have been reduced and would be of an appropriate design. A section 106 legal agreement Head of Term "Link to completion of 125 and 127" would be required in order to make the development acceptable. The additional residential space would be compliant with the London Plan 2016 and is considered acceptable.

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 and search for 'Members Briefing'. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Koupparis Associatees
95 Kentish Town Road
London
NW1 8N

Application Ref: **2015/6736/P**

30 June 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:
123 Kentish Town Road
London
NW1 8PB

Proposal:
Erection of an extension at roof level and single storey rear extension at first floor level associated with the conversion of first floor flat into a maisonette.
Drawing Nos: 13-97-13, 13-97-20, 13-97-21, 13-97-22 REVC, 13-97-23 REVA and 13-97-34 REVB.

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, including the yellow stock brick to the rear and render to the front elevation, 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 13-97-13, 13-97-20, 13-97-21 REVA, 13-97-22 REVD, 13-97-23 REVB, 13-97-34 REVC and 13-97-35 REVA.

Reason:

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

- 4 Lifetime Homes has been superseded by Part M4 (2) of the Building Regulations (1st October 2015). M4 (2) is similar to lifetime homes but requires totally step free housing. Compliance with M4 (2) would be secured by condition. The proposed flats will benefit from adequate levels of daylight, outlook and natural ventilation. The proposed units would meet the criteria of the Lifetimes Homes standards where possible.

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.

- 5 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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.

- 6 Details of the proposed timber windows for the extension and replacement windows for the existing building (including sections at 1:10) shall be submitted to and approved in writing by the local planning authority prior to their installation and the accommodation hereby approved shall not be occupied until all of those windows have been installed in accordance with the approved details.

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.

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