

**Planning Design  
and Access  
Statement 10-12  
Kentish Town  
Road**

**May  
2017**

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This document had been prepared in support of the proposed development at 10-12 Kentish Town Road NW1 8NH for:

**Erection of part one part two storey extension and change of use of the upper floors to hotel**

The statement should be read in conjunction with

- Application form
- OS Map
- Existing Plans
- Proposed plans P01-P08 by Karstel Associates
- Daylight and Sunlight Report by Point2Surveyors

## 1.0 The Site



1.1 The site comprises a terrace of three buildings. Numbers 10 and 10A Kentish Town Road are three storeys and adjoined by number 12 which steps down to two storeys.

1.2 The ground floor is in use as a restaurant (Class A3) with the upper floors having been vacant for a number of years.

1.3 The wider terrace includes numbers 4-8 Kentish Town Road, and is bookended by the Camden Eye Public House to the south and a single storey unit to the north which is in use as a gym.

1.4 Further to the north is a modern three storey office block which forms part of the Sainsbury's development.

1.5 The site is immediately north east of Camden Town Underground Station on Kentish Town Road.

1.6 The front elevation of the property has been preserved but the rear has been extended.

1.7 The front façade of the building is constructed with a London stock brick. The front facade has timber sash windows and cornice at parapet level. At the rear there is less uniformity in the elevation treatment. The shopfront has three entrance doors with a step up from the pavement level.

1.8 The building is identified as a building 'that makes a positive contribution to the area' within the Camden Town conservation area appraisal and management strategy (2007).

## 2.0 Site History

2.1 Planning permission ref. PE9900104 was granted on 4/02/2000 for the following works:

*Change of use from Class A1 (retail) to Class A3 (restaurant).*

2.2 Planning permission ref. 9003212 was granted on 22/08/1990 for the following works:

*Change of use of ground floor from hairdressers to residential property letting and management agency.*

2.3 Planning permission ref. TP102388 was granted on 05/07/1962 for the following works:

*Use of the ground floor at No. 12 Kentish Town Road, St. Pancras, as a hairdressers shop.*

2.4 Planning permission ref. TP4271/P1 was granted on 03/04/1962 for the following works:

*To use the ground floor of the premises No. 12, Kentish Town Road, St. Pancras, for the purposes of a licensed betting office.*

2.5 Planning permission ref. TP20330/SR50/7493 was granted on 28/09/1950 for the following works:

*The use of the ground floor shop at No.10, Kentish Town Road, St. Pancras, as Wholesale showrooms and offices.*

## **3.0 Legislative and Planning Policy Framework**

### **Planning (Listed Buildings and Conservation Areas Act) 1990**

3.1 The relevant legislation in this case includes Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act, which requires that in the exercise of all planning functions, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

3.2 Having regard to the above, the statutory provision is satisfied if the development preserves or enhances a conservation area, and there will be cases where proposals will do both. The meaning of preservation in this context is taken to be the avoidance of harm.

3.3 Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area.

### **National Planning Policy Framework (2012)**

3.4 The key consideration in the determination of the Planning Application is the development plan with other material considerations being relevant as appropriate, including the guidance within the Framework.

3.5 The weight to be attributed to the policies identified in the development plan will depend upon the consistency they have with the Framework.

3.6 The National Planning Policy Framework (NPPF) was published on 27 March 2012. The NPPF sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications. The National Planning Practice Guidance (2014), ("the NPPG"), published 6 March 2014 (and subsequent amendments) is also a material consideration and should be read in conjunction with the Framework.

3.7 At the heart of the National Planning Policy Framework (NPPF) is the achievement of sustainable development – this includes securing high quality design, encouraging the effective use of land, and conserving heritage assets in a manner appropriate to their significance.

### **Development Plan**

3.8 Section 38(6) of the Planning and Compulsory Purchase Act (2004) stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The statutory development

- London Plan (2016);
- Camden Core Strategy Development Plan Document (2010);
- Camden Development Policies DPD (2010); and
- Camden Site Allocations DPD (2013).

## **Emerging Local Plan**

3.9 The Council has been preparing a new Camden Local Plan, which when finalised will be the basis for planning decisions and future development in the borough.

3.10 On 24 June 2016 the Council submitted the Camden Local Plan Submission Draft 2016 and supporting documents to the Secretary of State.

3.11 Following public hearings, the Council is now consulting on modifications to the Local Plan. Following this consultation, the Planning Inspector acting on behalf of the Secretary of State will consider any representations to the Main Modifications and issue their final report on the Camden Local Plan. The Council will consider the Inspector's report and then formally adopt the Local Plan.

3.12 The Council anticipate adoption of the new Local Plan will be in summer 2017. The Proposed Development is considered to be in general conformity with the emerging Local Plan.

## **Planning Policy Consideration**

3.13 It is considered the proposed application is wholly supportive and in accordance with the Camden's adopted Core Strategy, Development Policies Document and Camden Planning Guidance. In accordance with the Town & Country Planning (Development Management Procedure) (England) (Amendments) Order 2013, Part 4, Article 8, a design and access statement is not required for any application which is for the material change in the use of any land or buildings. This document however has been provided for informative purposes.



## **4.0 ACCESS**

### **Transport Links**

4.1 The site is very well serviced by public transport. Camden Town Underground Station as well as several bus routes are located in close proximity to the site along Kentish Town Road.

4.2 There is on-street parking facilities near to the parade. The site is fairly level and all the existing front entrances have steps.

### **Restaurant/Access/Servicing**

4.3 The restaurant unit is located on the ground floor. Three of the existing entrances from the street provide stepped access to the restaurant units.

4.4 However, the proposed new main entrance to the building will have a level threshold at pavement level.

4.5 The proposed new door will comply with the requirements in Part M of the Building Regulations.

4.6 The entrance door will be 1.5m wide and will not be too heavy to open. It will include appropriate ironmongery and manifestation at appropriate heights.

4.7 A new internal ramp will be incorporated at the entrance foyer following the guidance in the SPD Access.

4.8 A new lift is proposed at the ground floor level that service the upper floors and the entrance area will be well lit.

4.9 Security of guests and property is a key consideration and measures intended include:

- CCTV throughout the premises in key locations and electronic key card entry to rooms.
- The applicant is aware of their responsibility encompassing the principles and practices that form the basis for The Equality Act.
- The applicant will appoint contractors who are familiar with the principles and practices of The Equality Act.
- The proposal will adopt performance indicators where possible from BS 8300 or Part M of the Building Regulations.
- There are no principle departures from the requirements of the Equality Act, BS 8300 or Part M of the Building Regulations.

4.10 Access and servicing is also a key consideration in the design process and measures intended include retaining the existing pedestrian entrance maintained on Kentish Town Road and a new passenger lift installed; a new means of escape route will be provided; level entrance access; servicing via the existing pay and display (immediately outside) and loading bay (opposite).

### **Hotel Use**

4.11 A total of 25 units are proposed which as far as possible have been designed to Lifetime Homes Standards.

4.12 This includes one unit designed to wheelchair access standards. The design will include a disabled toilet as well as dedicated disabled changing and shower room.

4.13 This planning application will meet both Policy CL1 as it is inclusive and accessible to all and the requirements for Policy CH2 (Lifetime Homes and Wheelchair accessible Standards).

## **5.0 DESIGN**

### **Details of the scale/appearance of the proposed development**

5.1 It is proposed to add one storey to the brick façade of number 12 Kentish Town Road to almost line up with the parapet of the other two buildings number 10 and 10A Kentish Town Road.

5.2 A new mansard roof is also proposed to match the adjoining terraces. It is proposed that the mansard roof have timber sash windows and be finished in natural grey slate.

5.3 At ground floor level there will be some minor alterations to the existing shopfront to improve wheelchair access.

5.4 The new 1.5m wide timber door is proposed with a level threshold at pavement level.

5.5 Extensive additions are proposed at the rear of the building.

5.6 The remainder of the building additions at the rear follow the original architectural style of matching timber sash windows and brick detailing.

5.7 This proposal complies with policies of the Council's Core Strategy and the mansard roof follows the guidance contained in the Conservation Area Proposals Statement. It also follows the guidance contained in the Council's Shopfronts and Access SPDs.

### **Details of the landscaping in the proposed development**

N/A

## **Details of how Heritage Assets issues have been addressed**

5.8 The existing properties form part of a late 19th century terrace numbers 4-12 Kentish Town Road and are listed as making a positive contribution to the character and appearance of the Camden Town Conservation Area.

5.9 The conservation area is characterised by number of shopping parades.

5.10 The overall appearance, despite later alterations is that of uniformity of front elevations, but rather less grand and informal rears.

5.11 A number of damaging alterations already took place internally.

5.12 The property subject of the application exhibits many of these characteristics and is considered to make a significant contribution to the conservation area.

## **Impact**

5.13 The proposed alterations and additions to the existing building would be in keeping with the existing architectural style of the building. The use of traditional materials in design is considered to be a positive enhancement to the building.

5.14 The existing front elevation will be structurally repaired where it is necessary. The proposed alterations and additions would be bringing a long term partly vacant building that is structurally at risk back into use.

5.15 The existing shopfront is considered to be positive to the heritage asset and its preservation is proposed. However, minor alterations need to be made to provide wheelchair access for the public from the pavement level.

5.16 The proposed new mansard roof will clearly have a significant impact on the appearance of the terrace. The new mansard roof will thus help re-unite the terrace and the

reinstatement of the main cornice at number 12 Kentish Town Road will also positively enhance it.

5.17 Overall, the proposed alterations and additions will improve the significance of the heritage asset both in terms of the special character of the listed building and in its contribution to the character of the conservation area.

## **6.0 Conclusion**

6.1 The proposed hotel use is consistent with the town centre location, particularly given its vibrant character and good transport links. The proposal will provide alternative employment use for sustainable use of the existing building. The design has been carefully considered in response to the site constraints and consultation to create a unique, characterful and high quality experience for guests of the hotel.