

Ms Fran Bradshaw
Anne Thorne Architects
Adelaide Wharf
21 Whiston Road
E2 8EX

Application Ref: **2017/1805/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

24 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Carlton Chapel House
Arctic Street
London
NW5 4DJ

Proposal: External extensions and alterations including first floor bay window extensions, the installation of: windows to enclose the first floor rear walkway, polycarbonate to enclose the basement elevation to the rear, external insulation and render, replacement windows and doors, a replacement metal gate to the courtyard, replacement rainwater pipework and the refurbishment of the roof with added solar photovoltaic panels all in association with the internal refurbishment of this block including the conversion of the existing bedsit studios at first floor level into one bedroom flats and the removal of car parking and provision of bicycle and refuse storage at basement level.

Drawing Nos: 280_S_005, 280_S_010, 280_S_100, 280_S_110, 280_S_120, 280_S_130, 280_S_140, 280_S_200, 280_S_310, 280_S_320, 280_S_330, 280_E_310, 280_E_320, 280_E_330, 280_3_100B, 280_3_110B, 280_3_120B, 280_3_130B, 280_3_140B, 280_3_200A, 280_3_310B, 280_3_320B, 280_3_330B, Technical Book - ArcoPlus 626 VT Opaque Ventilated Rainscreen, Baunit Mineral Facade insulation board



The Council has considered your application and decided to grant permission subject to the following condition(s):

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 280_S_005, 280_S_010, 280_S_100, 280_S_110, 280_S_120, 280_S_130, 280_S_140, 280_S_200, 280_S_310, 280_S_320, 280_S_330, 280_E_310, 280_E_320, 280_E_330, 280_3_100B, 280_3_110B, 280_3_120B, 280_3_130B, 280_3_140B, 280_3_200A, 280_3_310B, 280_3-320B, 280_3_330B, Technical Book - ArcoPlus 626 VT Opaque Ventilated Rainscreen, Baunit Mineral Facade insulation board

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

- 3 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 D1 of the London Borough of Camden Local Plan 2017.

- 4 Details of secure and covered cycle storage area for 15 bicycles shall be submitted to and approved by the local planning authority prior to the reoccupation of the site. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for Granting

The application relates to Carlton Chapel House, which is a 1980s-built, three residential block containing 15 flats located at the junction of Artic Street, Gillies Street and Spring Place in Kentish Town. The building is not listed and the site is not located in a conservation area.

The development proposes extensions and alterations and the internal and external refurbishment of the building as considered below.

The proposed first floor bay window extensions would match the layout, scale and design of the existing bay-window extensions at ground and second floor level. These extensions would respect the design and character of the building and would not harm the character or appearance of the streetscene along Arctic Street.

The proposed windows to enclose the first floor rear walkway would be set-back with the existing openings, which would be in keeping with the existing architectural design of the building.

The proposed polycarbonate cladding to enclose the basement elevation to the rear would be a contemporary addition, but would be a suitable alteration to this part of the building which is not visible from street level. This would also enclose the presently open basement/under-croft area.

The proposed external insulation would improve the thermal performance of the building and would have a white render finish, which would renew the appearance of the building.

The proposed replacement windows would be triple glazed with timber frames and aluminium cills and replacement doors, including the glazed door at ground floor level on the west elevation would all harmonise with the design of the building.

The proposed new metal entrance gate to the side rear courtyard would be set back from the street, would only be 0.5 higher than the existing gate and would have an improved design. The new gate would not harm the character of the streetscene along Gillies Street.

The replacement rainwater pipework would be a minor alteration, which would harmonise with the design of the building.

The replacement slate tiled roof would match the existing roof materials and would be sympathetic to the design of the building. The solar photovoltaic panels would be fitted on the south roof slope and would not be highly visible from street level due to the set back roof behind the parapet.

The internal refurbishment of the block would not result in an increase in residential flats. The existing studio flats at first floor level would be converted into 1-bedroom flats single occupancy flats. The internal floorspace and layout proposed would comply with the national floorspace standards and would integrate well with the size of the existing units at ground and second floor level. These works would also refurbish the flats for existing residents and the provision of 1-bed flats compared to the existing studios would ultimately improve conditions for the existing residents. The internal layout would be acceptable in other respects with adequate light and outlook. The refurbishment would provide mechanical ventilation to all flats.

The removal of the car parking at basement level is supported as this would result in reduced vehicle movements and local highway impact and would enhance the use of sustainable travel. The development would provide 15 cycle parking spaces (1 per unit) in accordance with the required standards. A planning condition has

been applied requiring details of an alternative design and layout for the cycle parking.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H6, A1, A4, D1 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the Kentish Town Neighbourhood Plan, The London Plan and the National Planning Policy Framework.

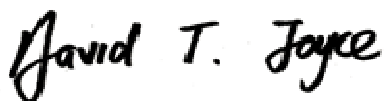
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning