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Application Ref: **2017/2732/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 6750

16 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
308 Kentish Town Road
LONDON
NW5 2TH

Proposal:
Erection of single-storey ground and 1st floor rear extensions, alterations to shopfront and provision of new entrance to new 2 bed self-contained flat.
Drawing Nos:

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 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 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement, OS map, 1904 01, 1904 02, 1904 03, 1904 04, 1904 05, 1904 06, 1904 07, 1904 101 Rev B, 1904 102 Rev C, 1904 103 Rev B, 1904 104 Rev A, 1904 105 Rev A, 1904 106 Rev A and 1904 107 Rev A.

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

- 4 The roof of the ground floor unit shall only be accessed for maintenance purposes and shall not be used as a roof terrace at any time.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The development proposes a single storey rear extension at first floor and the installation of a Juliette balcony in the rear. The extension shall accommodate a 2 bedroom residential unit above the commercial ground floor.

The proposal is considered acceptable as the additional residential unit meets a priority land use of Camden's Core Strategy. Furthermore, the development would provide a 2 bedroom flat which is identified as very high priority (Policy H7). The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.

The flat would comply with Camden's Planning Guidance and national space standards with a GIA of 64sqm (3 person unit). All habitable rooms would comply with recommended size standards, with the exception of the single bedroom which is approximately 1.1sqm below the required 7.5sqm, however given the double room would exceed the minimum size for a double by 7sqm, this is considered to be acceptable. The flat would be dual aspect, which would ensure it receives an adequate amount of daylight and natural ventilation.

The development will be required to be car-free, as secured by way of a S106 planning obligation.

The proposed rear extension is to be a modestly sized, subordinate addition built in materials to match the main property. Although the extension would not comply with Camden guidance in that it would not be one full storey below the eaves, this is consistent with the other properties in the terrace who benefit from extensions at this level. The extension shall not be visible from the street. The Juliette balcony is also similar to existing properties.

The proposed rear extension is not considered to cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy due to the modest depth and maximum height. A condition has been imposed to ensure the flat roof of the extension shall not be used as a terrace.

One objection has been received prior to making this decision and has been considered in relation to the development. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H6, A1, D1, T1 and T2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 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.
- 4 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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term

letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 7 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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