

Ali Mussani

1109 Greenford Road
Greenford
UB6 0DPApplication Ref: **2017/6574/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

**325 Kentish Town Road
LONDON
NW5 2TJ**

Proposal:

Alterations to ground, first and second floor fenestration to the front elevation fronting York Mews and alteration to first floor window on side/ rear elevation that serves flat 1 with associated internal changes relating to the waste storage and cycle parking (retrospective).
Drawing Nos: As built drawings; 2D, 3C, 5C, 1586/07 Rev A, SFC2156, SFC2157.

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

Condition(s) and Reason(s):

- 1 The first floor rear/side elevation kitchen window of flat 1 hereby approved shall be obscure glazed in accordance with approved drawing 2D within 3 months of the date of this decision. The obscure glazing shall be permanently maintained and retained thereafter.

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



- 2 The cycle parking provision and layout hereby approved shall be built in accordance with approved drawing 2D within 3 months of the date of this decision. The cycle parking provision and layout shall be permanently maintained and 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.

- 3 The waste storage provision and layout hereby approved shall be built in accordance with approved drawing 2D within 3 months of the date of this decision. The waste storage provision and layout shall be permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate waste storage facilities in accordance with the requirements of policy A1 and CC5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting.

Alterations to ground, first and second floor fenestration to the front elevation fronting York Mews and alteration to first floor window on side/ rear elevation that serves flat 1 with associated internal changes relating to the waste storage and cycle parking. The works have been undertaken following planning permission that was granted on 17/12/2015 (ref 2015/2605/P). The works are not in accordance with the approved plans therefore an application has been submitted retrospectively to regularise these works.

The changes to the front elevation of the building fronting York Mews include the installation of 2 double glazed sash windows instead of 3 on the second floor roof slope of the building, two window openings and double door opening with associated Juliet balcony to be amended to omit the two separate window openings and install a wider patio door opening that includes 4 glazed openings (2 full height glazed windows and 2 glazed doors) and associated Juliet balcony, and reduction from 4 door openings at ground floor level to 3.

At first floor level on the side elevation to the rear extension, a clear window has been installed, which does not include the 1.8m high obscure glazed screen that was required to be installed as part of the original 2015 planning permission (condition 6) to protect the amenity of flat 1. A condition would therefore be attached to any permission to ensure that this window is obscure glazed in order to continue to prevent loss of privacy to this flat.

In addition to the ground floor changes mentioned above, there have also been changes to the internal bin and bike store areas at ground floor level and the bin store area for the residential units within the courtyard area at first floor level. The

central door serves a bin and cycle store. The existing storage areas have not been built in accordance with the 2015 permission. However, the layout, as constructed, for both stores are not considered acceptable. Therefore, revised plans have been submitted to ensure that the proposal would include a bin and bike storage that satisfactorily meets the Council's requirements. This would include 2x360L bins for the shop and 4 x 120L refuse bins for the flats in the bin store on the ground floor, 4x80L recycling bins for flats in the courtyard at first floor level and 4 x cycle horizontal cycle spaces, as Sheffield stands to comply with Camden's standards.

The alterations to the facades of the building would not have any adverse impact on the character and appearance of the host building, street scene, or the area, nor would they impact on the amenities of adjoining occupiers.

No objections have been received and the site's planning history was taken into account in coming to this decision.

As such, the proposal is in general accordance with policies A1, A4 and D1, T1, and CC5 of the London Borough of Camden Local Plan and D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

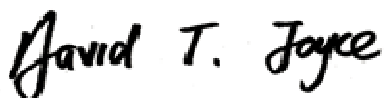
- 2 You are advised that Enforcement Action may be taken if the window at first floor level on the side/ rear elevation of the building fronting York Mews is not fitted with obscure glazing, and the layout of the cycle parking and the waste storage area is not constructed in accordance with the details hereby approved within 3 months of the date of the decision.

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