

8 Kentish Town Road, NW1 8NH

## Design & Access Statement

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

Erection of rear extension at first and second floors and enlargement of existing mansard roof extension.

The statement should be read in conjunction with:

- Application form
- Location Plan
- Existing Drawings
- Proposed Drawings
- Daylight and Sunlight Report

### 1.0 The Site

- 1.1 The site comprises a three storey terrace building.
- 1.2 The ground floor has been in use as a hairdresser (Class A1) with the upper floors as apartments.
- 1.3 The wider terrace includes numbers 4-12 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 and rear elevation of the property have been preserved but the roof 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 shop front has one entrance door with a separate entrance to the upper apartments.
- 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: 2014/1787/A was granted on 19/03/2014 for the following works:
- Installation of one non-illuminated awning sign and one internally illuminated projecting sign.
- 2.2 Planning Permission Ref: 2013/0800/P was granted on 21/12/2010 for the following works:
- Variation of condition 3 (approved drawings) of planning permission 2012/6162/P dated 14/01/2013 for the installation of a new shopfront, namely repositioning of mullions.
- 2.3 Planning Permission Ref: 2012/6162/P was granted on 14/01/2013 for the following works:
- Installation of a new shop front to existing retail unit (Class A1).
- 2.4 Planning Permission Ref: 2012/3419/A was refused on 29/08/2012 for the following works:
- Display of internally illuminated fascia and projecting signs.
- 2.5 Planning Permission Ref: 2012/3410/P was granted on 08/07/2012 for the following works:
- (NEW DESCRIPTION) Change of use from retail (Class A1) to 24 hours mini cab office (Sui Generis) at ground floor level and alterations to shopfront.
- 2.6 Planning Permission Ref: 2011/2658/P granted on 14/07/2011 for the following works:
- Erection of roof extension with front terrace and conversion of the upper floors from 1 x 2 bed flat to 1 x 2 bed and 1 x 1 bed flats (Class C3) and installation of skylight to roof of rear ground floor extension to retail unit.
- 2.7 Planning Permission Ref: 2010/5851/P was refused on 21/12/2010 for the following works:
- Conversion of first and second floors 1 x 2 bed flat into 2 x 1 bed self-contained flats and replacement of rear roof above ground floor.
- 2.8 Planning Permission Ref: 2010/4407/P appeal decided on 06/04/2011 for the following works:
- The erection of a roof extension to create an additional fourth floor plus conversion of the upper floors from 1x2bed flat to 1x2bed & 1x1bed flats (use class C3).

## 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.

## 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.

### Access

- 4.3 The existing entrances to the shop at ground floor and apartments to the upper floors, are to be retained.

## 5.0 DESIGN

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

- 5.1 It is proposed to extend the rear elevation of the property at first and second floors, squaring the building up to No. 10 Kentish Town Road.
- 5.2 The new rear wall will be built from London stock brickwork to match the existing rear elevation. New timber sash windows will be installed to the new wall.
- 5.3 A new larger mansard roof is also proposed to replace the existing. It is proposed that the mansard roof have timber sash windows and be finished in natural grey slate.

Details of the landscaping in the proposed development

N/A

Details of how Heritage Assets issues have been addressed

- 5.4 The existing property forms 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.
- 5.5 The conservation area is characterised by a number of shopping parades.
- 5.6 The overall appearance, despite later alterations is that of uniformity of front elevations, but rather less grand and informal rears.
- 5.7 A number of damaging alterations already took place internally.
- 5.8 The property, subject of the application, exhibits many of these characteristics and is considered to make a significant contribution to the conservation area.

Impact

- 5.9 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.
- 5.10 The existing shopfront is considered to be positive to the heritage asset and its preservation is proposed.
- 5.11 The proposed new mansard roof will have an impact on the appearance of the terrace. The new mansard roof, in keeping with the approved mansard roof to numbers 10-12 Kentish Town Road, will help re-unite the terrace and positively enhance it.
- 5.12 Overall, the proposed alterations and additions will improve the significance of the heritage asset both in terms of the special character of the building and in its contribution to the character of the conservation area.

## 6.0 Conclusion

- 6.1 The design has been carefully considered in response to the site constraints and approved development to numbers 10-12 Kentish Town Road. The design seeks to create better balanced accommodation whilst making a positive contribution to the character of the conservation area.