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Studio 5
The Hothouse
274 Richmond Road
London
E8 3QW

Application Ref: **2017/5119/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

Date: 20th March 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:

162 Kentish Town Road
London
NW5 2AG

Proposal:

Erection of three storey rear extension with roof terraces at first and third floor levels and mansard roof extension with 2 x front dormer windows, 1 x rear dormer door and 1 x rear rooflight, to facilitate conversion of 1 x 2 bed maisonette at 1st and 2nd floor levels into 1 x 1 bed flat at 1st floor level and 1 x 2 bed maisonette at 2nd and 3rd floor levels (C3 use).

Drawing Nos: A001 Rev. D; A002 Rev. E; A100 Rev. D; A101 Rev. F; A102 Rev. F; A200 Rev. E; A201 Rev. E; S001; S002; S003; S100 Rev. A; S101 Rev. A; S200; S201; Design and Access Statement Rev. B (prepared by deDraft Ltd, dated 08/12/2017).

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 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 A001 Rev. D; A002 Rev. E; A100 Rev. D; A101 Rev. F; A102 Rev. F; A200 Rev. E; A201 Rev. E; S001; S002; S003; S100 Rev. A; S101 Rev. A; S200; S201; Design and Access Statement Rev. B (prepared by deDraft Ltd, dated 08/12/2017).

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

- 4 Prior to first use of the first floor roof terrace, details of 1.8 metre high privacy screening to be erected to the northern and southern sides shall be submitted to and approved in writing by the local planning authority and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The development shall be constructed with an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling structures separating the kitchen/living room of the first floor flat from the rear bedroom of the flat above.

The sound insulation measures shall be installed prior to first residential occupation of the flats and shall be permanently retained thereafter.

Reason: To ensure that the amenity of occupiers of the development is not adversely affected by noise from elsewhere within the development, in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The cycle storage area for 4 cycles as shown on drawing no. A001 Rev. D shall 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 permission.

Policy H1 aims to maximise Camden's capacity for housing. The proposal would result in the net increase of 1 unit, with the re-provision of a 2 bed unit and a new 1 bed unit. Policy H7 identifies 2 bed market housing units as high priority and 1 bed market housing units as being in lower demand. The scheme as originally submitted proposed 2 x 2 bed units over 4 floors; however, the site was considered to be too constrained for this, and the contribution that the proposal makes to the priorities as set out in policy H7 is acceptable.

The development would provide a good standard of accommodation with adequate internal living space for the two flats. The flat at first floor level would be a 1 bed/1person unit with a floorspace of 39.6sqm (39 sqm required) and the flat at second and third floor levels would be a 2 bed/3 person unit with a floorspace of 70 sqm (70 sqm required). The proposed flats would have a good internal layout in other respects and both flats would be dual aspect, which would ensure that they receive an adequate amount of daylight and natural ventilation, and suitable outlook. Both flats would also benefit from private outdoor amenity space in the form of rear roof terraces.

The proposed mansard roof would match the form of the existing roof extension at No. 166 Kentish Town Road and the consented roof extension at the adjacent neighbouring property No. 164A Kentish Town Road (granted planning permission in application ref. 2015/2936/P on 02/09/2015 but not yet implemented). The proposal would therefore not break an unaltered roofline and would not appear as an incongruous addition when viewed from Kentish Town Road. The front dormer windows would align with the openings on the lower floors and would be timber framed sash windows of a size which is subordinate to the windows below. Although the proposal would result in the loss of the butterfly roof which is a feature of architectural interest, it is considered to be acceptable in this instance, particularly as it is only visible from limited public views.

The proposed single storey rear extension would infill the entire rear courtyard at ground floor level, and would be constructed in London stock brick to match the host building. This is considered acceptable in this instance given the character and pattern of development of the terrace, in which the rear courtyards of both of the adjoining neighbouring properties Nos. 160 and 164 Kentish Town Road have previously been infilled with brick extensions.

Although the proposed two storey rear extension at first and second floor levels would not be one full storey below the parapet level, the proposal has been revised to reduce the height so that the extension would be 1.1m below the parapet level, which is considered to be subordinate to the host building, and would match the height of the consented second floor extension granted planning permission at the adjacent neighbour No. 164A in the application referenced above. The proposed rear roof terraces at first and third floor levels would be enclosed by 1.1m high metal balustrades, with a side privacy screen to the first floor terrace, and a planning condition would ensure that the privacy screen would be of a lightweight construction to reduce the perceived bulk of the rear extension.

The proposal would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of sunlight, daylight or outlook, and the

proposed privacy screens to the first and third floor rear roof terraces would prevent loss of privacy through overlooking into neighbouring habitable rooms. To the rear of the development the living room of the first floor would be below a bedroom of the flat above. In order to limit the opportunity for disturbance between flats a condition would be added to secure enhanced sound insulation between the relevant flats.

- 2 The site has a PTAL rating of 6a. The development would be required to be car-free and no parking permits would be allowed for future residents of the units. This would be secured by a S106 legal agreement, as would a Construction Management Plan (CMP) and a CMP implementation support contribution of £3,136, which are required due to the location of the works to the rear of the building and accessible only from the rear access road. The CMP would need to be approved by the Council prior to works commencing on site. The proposal has been revised to incorporate a secure and enclosed cycle storage area with space for 4 cycles adjacent to the entrance to the proposed flats. This satisfies the requirement of policy T1 and complies with CPG7 guidance and is therefore considered acceptable.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H6, H7, C6, A1, D1, T1 and T2 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 3 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).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid

when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

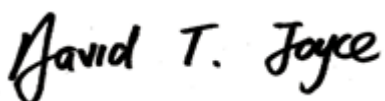
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 6 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.
- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 8 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