

Application ref: 2018/1729/P
Contact: Charlotte Meynell
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Date: 16 July 2018

Development Management
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deDraft Ltd
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274 Richmond Road
London
E8 3QW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

162 Kentish Town Road
London
NW5 2AG

Proposal:

Erection of single storey rear extension to ground floor shop (Class A1) for flexible use as shop/office (Class A1/B1); erection of single storey rear and side infill extension beneath existing first floor extension to residential flat at first and second floor levels (Class C3).

Drawing Nos: A001 Rev. C; A100 Rev. A; A101 Rev. D; A200 Rev. C; A201 Rev. A; A202 Rev. A; S001; S002; S003; S100 Rev. A; S101 Rev. A; S102 Rev. B; S200; S201; Design and Access Statement (prepared by deDraft Ltd, dated 09/04/2018).

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. C; A100 Rev. A; A101 Rev. D; A200 Rev. C; A201 Rev. A; A202 Rev. A; S001; S002; S003; S100 Rev. A; S101 Rev. A; S102 Rev. B; S200; S201; Design and Access Statement (prepared by deDraft Ltd, dated 09/04/2018).

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension to the existing A1 retail unit would create a 15.2sqm space for flexible use as either additional retail space to the existing A1 unit (use class A1) or as a self-contained office/studio (use class B1). The proposed flexible use is acceptable as the highly accessible Town Centre location of the application site is considered to be a suitable location for business use in accordance with policies E1 and E2. The proposal would not result in the change of use of the existing ground floor unit and would not therefore affect the provision and function of the retail offer within the Town Centre in accordance with policy TC2. The proposal would not affect the long-term viability of the existing retail use, as the B1 use would be self-contained and accessed from a separate entrance to the rear of the building.

The proposed single storey rear and single storey rear and side extensions would infill the majority (21sqm of 27.3sqm) of the 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 entire rear courtyards of both of the adjoining neighbouring properties Nos. 160 and 164 Kentish Town Road have previously been infilled with brick extensions. The scheme was revised to remove the proposed external shutters from the rear fenestration in line with CPG1 Design guidance, and it is considered that the revised scheme would not harm the character and appearance of the host building or surrounding area.

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

The Council's Transport Officer has confirmed that the extended floor area falls below the required threshold for on-site cycle parking, and that there is no requirement for a Construction Management Plan to be secured.

One objection has been raised in relation to the proposal. The application 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 A1, E1, E2, D1, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017, and SW1, SW2, SW3 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 2012.

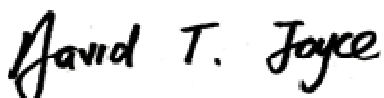
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 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 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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