

Application ref: 2018/0204/P
Contact: Charlotte Meynell
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Date: 12 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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15 Fernhead Road
London
W9 3EU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**387 Kentish Town Road
London
NW5 2TJ**

Proposal:

Erection of rear extension to ground floor shop (A1); replacement of front and rear windows with timber framed replacements; erection of mansard roof extension with rear dormer window to facilitate change of use of first and second floors from beauty salon (sui generis) to 1 x 3 bed flat (C3).

Drawing Nos: KT_PL_001; KT_PL_002 Rev. B; KT_PL_003 Rev. B; KT_PL_004 Rev. E; KT_PL_005 Rev. C; KT_PL_006 Rev. C; KT_PL_008 Rev. B; KT_PL_009 Rev. B; KT_PL_010 Rev. A; Air Quality Assessment Rev. B (dated 02/07/2018, prepared by DustScan AQ); Design & Access Statement (dated July 2018, prepared by Great Wall Building Services).

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 KT_PL_001; KT_PL_002 Rev. B; KT_PL_003 Rev. B; KT_PL_004 Rev. E; KT_PL_005 Rev. C; KT_PL_006 Rev. C; KT_PL_008 Rev. B; KT_PL_009 Rev. B; KT_PL_010 Rev. A; Air Quality Assessment Rev. B (dated 02/07/2018, prepared by DustScan AQ); Design & Access Statement (dated July 2018, prepared by Great Wall Building Services).

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

- 4 Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system, including air inlet locations and sealed windows, shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level and the rear façade as possible, to protect internal air quality. Details of suitable measures to provide adequate purge ventilation in respect of indoor air quality should be included for the spaces with sealed windows. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with the requirements of policy CC4 of the London Borough of Camden Local Plan 2017 and policy 7.14 of the London Plan 2016.

- 5 Prior to occupation evidence that an appropriate NO₂ scrubbing system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.

Reason: To protect the amenity of residents in accordance with the requirements of policy CC4 of the London Borough of Camden Local Plan 2017 and policy 7.14 of the London Plan 2016.

- 6 Prior to commencement of construction works, a Construction Method Statement shall be submitted to and approved by the local planning authority in writing for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the construction of the development.

The Construction Method Statement should include a risk assessment and a method statement in accordance with the 'Mayor's Control of Dust and Emissions during Construction and Demolition' SPG. The Statement shall set out the secure measures which will be put in place.

The details and measures contained in the approved and Construction Method Statement must be fully implemented to the Council's satisfaction.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to occupation of the hereby approved residential unit, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit, 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 increase of 1 x 3 bed unit in place of the existing sui generis unit at first and second floor levels. Policy H7 identifies 3 bed market housing units as high priority, and the proposal would not result in the change of use of the existing ground floor A1 retail unit and would not therefore affect the provision and function of the retail offer within the Town Centre in accordance with policy TC2. As such, the principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is considered appropriate.

The development would provide a good standard of accommodation with adequate internal living space. The flat would be a 3 bed/5 person unit with a floorspace of 108sqm (99sqm required). It would have a good internal layout in other respects and would be dual aspect, which would ensure that the flat receives an adequate amount of daylight and natural ventilation, and suitable outlook. Whilst the only private outdoor amenity space proposed is the existing 2.1sqm rear roof terrace at first floor level, this is considered acceptable given the constraints of the site and the proximity of the site to Hampstead Heath.

As the site is located within a poor air quality area, two conditions would be added requiring the submission of full details of mechanical ventilation and an NO2 scrubbing system for the new dwelling, in order to protect indoor air quality. A further condition requiring the submission of a construction method statement would be to control and minimise the emissions of pollutants from and attributable to the construction of the development.

The proposed mansard roof would match the height of the existing roof extension at the adjacent neighbouring property No. 385 Kentish Town Road, but would be set back further behind the front parapet wall and would retain the

rear butterfly roofline. 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 rooflights would be set below the parapet wall and would not be visible from the street, and the rear dormer window would be aligned with the openings on the lower floors. All new windows would be timber framed, and the replacement windows would match the design of the existing windows.

The proposed single storey rear extension would replace the existing single storey rear extensions and increase the floorspace of the extension from 40.2sqm to 48.3sqm, by infilling the rear side gap. It would not extend beyond the existing rear building line and would be constructed in London stock brick to match the host building. The proposed rear extension has been revised to be reduced in depth so that 27sqm of the rear courtyard is retained, which is considered acceptable given the character and pattern of development of the terrace.

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.

The site has a PTAL rating of 6a (excellent). The new residential unit will be required to be car-free and no parking permits will be allowed for future residents of the unit, in order to comply with policy T2. This will be secured by a s106 legal agreement. 2 x cycle parking spaces are required to be provided for the new dwelling. Whilst no spaces are proposed, there would be space in the hallway at ground floor level. This is considered to be acceptable in this instance, given the constraints of the site, and no conditions with regards to the cycle storage are required.

One objection was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with policies H1, H6, H7, CC4, A1, D1, T1, T2, TC2 and TC4 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 2018.
- 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 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.

- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 7 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.
- 8 The submitted Construction Method Statement shall include details of:
 - o Site hoarding
 - o Wheel washing
 - o Dust suppression methods and kit to be used
 - o Bonfire policy
 - o Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors.

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 T. Joyce

David Joyce
Director of Regeneration and Planning