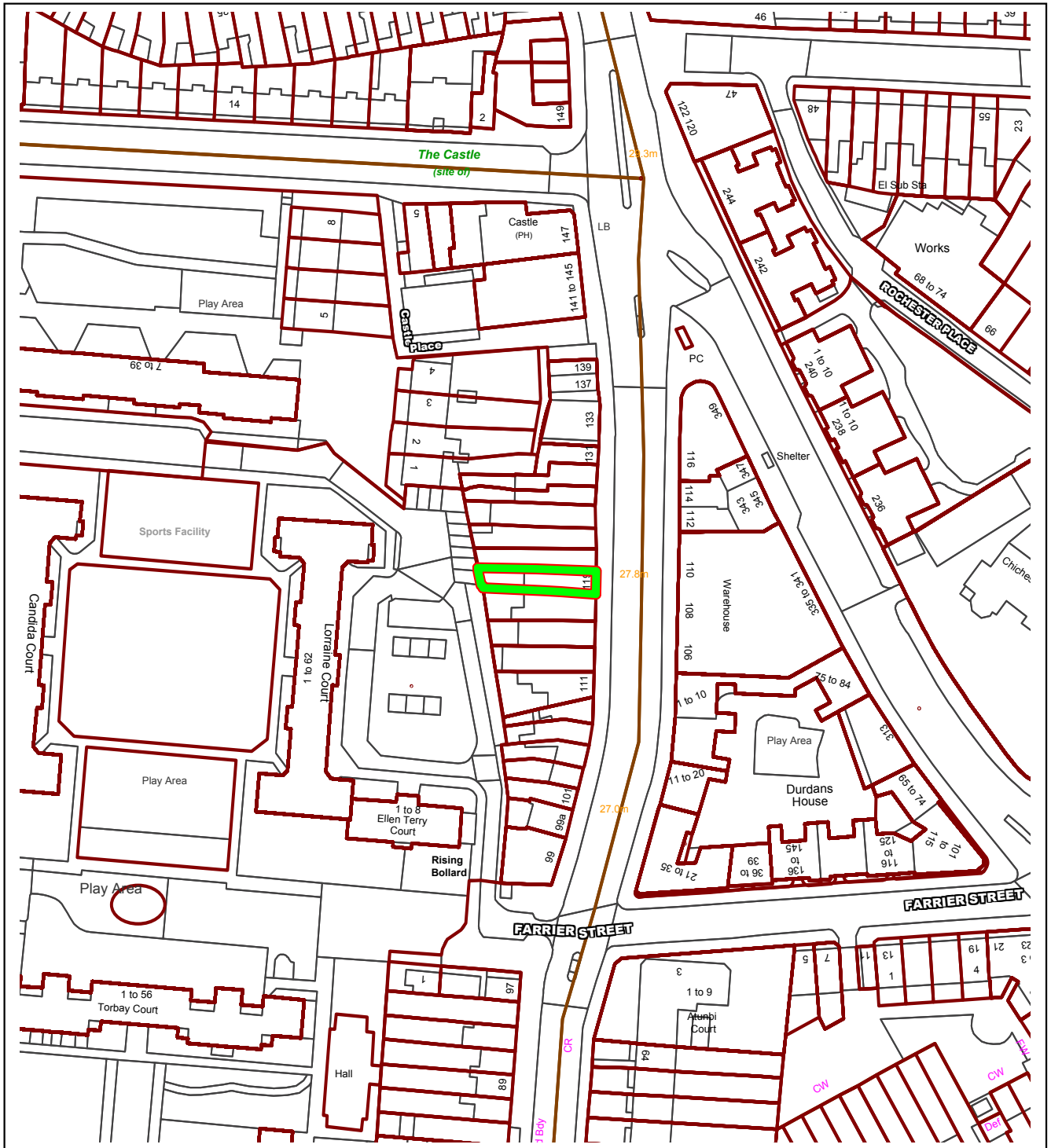
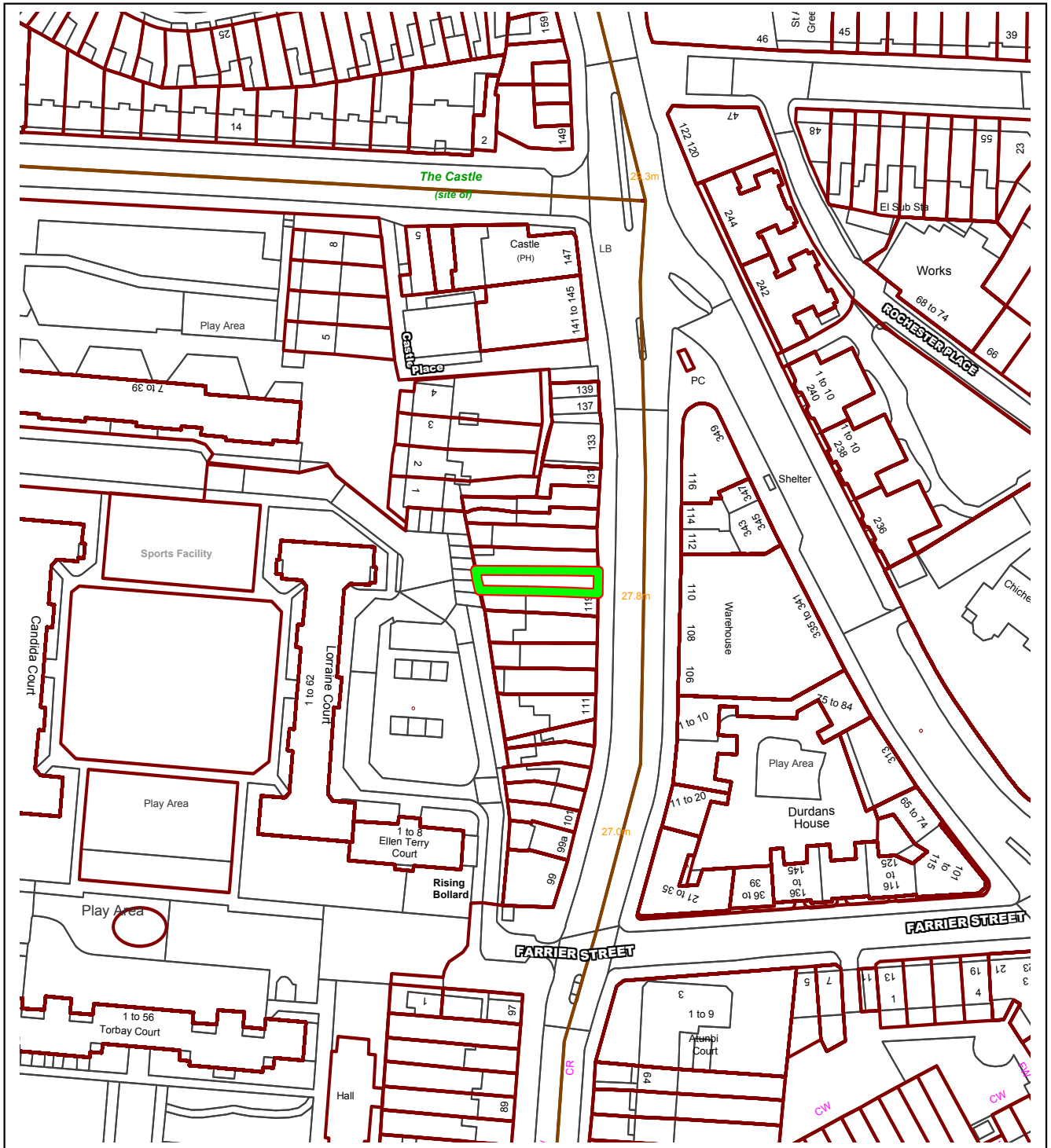


2017/6830/P – 119 Kentish Town Road



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2018/3909/P – 121 Kentish Town Road



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Photo 1 – Front elevation looking south



Photo 2 – Front elevations looking north



Photo 3 – Rear elevation of 117-125 as viewed from housing estate behind



Photo 4 - Rear elevations of no's 123 and 125 looking north

PERMISSION GRANTED FOR ADDITIONAL
STOREY TO NO.123 &125 (APP
2015/6735/P)- NOW CONSTRUCTED

NO.127 AS BUILT PLANNING APPEAL
(APP/X5210/W/15/3011894)



Photo 5 – explanation of planning history of building group. Shopfronts have since been altered at no's 119 and 121

Delegated Report		Analysis sheet		Expiry Date:		08/10/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		29/09/2018	
Officer				Application Number(s)			
Kristina Smith				1. 2017/6830/P 2. 2018/3909/P			
Application Addresses				Drawing Numbers			
1. 119 Kentish Town Road, London, NW1 8PB 2. 121 Kentish Town Road, London, NW1 8PB				<i>Please refer to draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Erection of additional storey and single storey rear extension at first floor level in association with conversion of existing studio flat (C3) into 2 bed maisonette (C3) 2. Erection of additional storey and single storey rear extension at first floor level in association with conversion of existing studio flat (C3) into 2 bed maisonette (C3)							
Recommendation(s):		1. Grant conditional planning permission subject to Section 106 legal agreement 2. Grant conditional planning permission subject to Section 106 legal agreement					
Application Type:		1. Full planning permission 2. Full planning permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice		
Informatives:			
Consultations			
Adjoining Occupiers:	No. of responses	02	No. of objections 01
Summary of consultation responses:	<p><u>2017/6830/P</u></p> <ul style="list-style-type: none"> • A site notice was displayed between 19/01/2018 and 09/02/2018 • Following revisions, the application was subsequently reconsulted on between 05/09/2018 and 29/09/2018 <p>One objection was received from 74 Durdans House, Royal College St on the following grounds:</p> <ul style="list-style-type: none"> • Does this include the prescribed London Mayor's provision for a percentage of realistically affordable housing • Unaffordable high priced housing is harming local community <p><i>Officer response: the proposal does not create an additional dwelling and increase the residential floorspace by 100 sqm + and therefore the application is not required to provide an Affordable Housing contribution in accordance with Policy H4.</i></p> <p>One letter of support was received from a Kelly Street resident on the following grounds:</p> <ul style="list-style-type: none"> • Until recently there was a strong case for preserving the Locally listed terrace; however, the continuous line of two-storey heights has already been lost. • It would look odd to retain 2 x two storey buildings in the middle of a terrace • Hopefully a similar application will be made soon for no.121 Kentish Town Road. • Applicant has designed the front as sympathetically as possible to the historical and architectural character of the neighbour properties. • Represents improvement to current dilapidated appearance of the front of the property • Despite the reduction in A1 floorspace would nevertheless leave the % retail units in secondary frontage unchanged. Also welcomed for economic visibility of this end of Kentish Town Road. <p><u>2018/3909/P</u></p> <ul style="list-style-type: none"> • A site notice was displayed between 05/09/2018 and 29/09/2018 <p>No responses received</p>		
CAAC/ Local groups comments: <i>Officer response in Italics</i>	<p><u>2017/6830/P</u></p> <p>The Rochester CAAC objected on the following grounds:</p> <ul style="list-style-type: none"> • While welcoming the initiative for investment, the proposed two dwellings and shop is excessive development for this sensitive historic property and should be rejected 		

Officer response: please refer to 'Design' section of report

- The back extension would cover most of the garden, which is contrary to Camden's policies and is larger than a previous refusal.

Officer response: the scale of extensions has been reduced over the course of the application. Please refer to 'Design' section of report

- The cycle store for both flats as well as the shop must be placed near the front entrance, not in an inaccessible back garden shed.

Officer response: Please refer to Transport section of report

Kentish Town Road Action has objected on the following grounds:

- Object to change of use of part ground floor from retail (A1) to residential (C3)
- Could effect the viability of the retail unit which would result in 41% retail, already below the 60% retail frontage cited in KTNP

Officer response: the proposal has been revised to retain the same amount of retail floorspace

Kentish Town Neighbourhood Forum made the following comments:

- We do not object to this application.
- It seems that any architectural or historical merit that this row of parade of 4 shops had has already been lost by virtue of the other planning consents that have already been given to two of the properties.
- Assuming you are minded to consent to this application, hopefully the owner of the remaining property will come forward at some point so that the facade can be "unified" into a coherent parade once more.

2018/3909/P

No responses received

Site Description

The application site refers to two two-storey buildings (plus basements) within a wider terrace on the west side of Kentish Town Road. The basement and ground floors are in retail use (A1) with a self-contained studio (C3) at first floor level.

The site is not located in a conservation area, nor listed; however, both buildings are Locally listed in recognition of historical and townscape significance. Of 119 – 131 Kentish Town Road, the Local List entry reads, '*Terrace of 7 two and three storey houses on west side of Kentish Town Road, of early 19th century date, and formerly known as Providence Place. They replace 18th century timber houses on the same site and the irregular rear site boundary reflects the line of a tributary of the fleet. Whilst they have been much altered, and have lost original features such as 6 over 6 timber sash windows, they represent the historic origins and village character of Kentish Town which is rarely visible now, and as a group have historic and townscape interest.*'

Relevant History

In 2013 and 2014, individual applications were submitted for No's 119-127 for an additional storey at roof level and first floor level rear extensions. All of the applications were refused on the same grounds (see planning history of application sites below).

No. 127 appealed this decision and successfully won the appeal on the grounds that the adjoining property at 129 is three storeys and therefore the additional storey would be acceptable within this context. Following the appeal decision, planning permission was granted for no's. 123 and 125 to erect an additional storey, linked by a section 106 agreement that required both roof extensions to be constructed as one building operation. This work has now been completed, leaving only no's 119 and 121 Kentish Town Road as two storey buildings.

APPLICATION SITES

119 Kentish Town Road

2014/2725/P - Erection of first floor rear extension and mansard roof to create 2 bedroom maisonette.
Refused 03/10/2014 on the grounds that:

- *The height and detailed design of the proposed mansard roof extension would have a detrimental impact on the character and appearance of the building, the terrace and the local area*
- *The proposed development, in the absence of a legal agreement to ensure that the mansard roof extension could only be constructed concurrently with roof extensions at the adjacent properties (119-127 Kentish Town Road) would result in the loss of a distinct and unbroken section roofline which would be detrimental to the character and appearance of the building, the terrace and the local area*

2013/1641/P - Erection of first floor rear extension in connection with enlargement of existing flat, and additional storey to form second floor to provide an additional residential unit (Class C3).

Refused 22/05/2013 on the grounds that:

- *The proposed rear extensions would result in the addition of excessive and overwhelming bulk to the detriment of the existing building and wider terrace*
- *The detailing of the proposed additional storey, in particular the use of uPVC windows, gutters*

and downpipes would be to the detriment of the existing building and wider terrace.

- The proposed development, in the absence of a legal agreement to ensure that the second storey extension is constructed concurrently with those elsewhere in this section of the terrace would result in disruption to a distinct and unbroken section of terrace.*
- The proposed development would provide for low quality residential accommodation by virtue of the sub-standard size of the resulting self-contained unit, and related failure to provide necessary refuse and cycling storage*

121 Kentish Town Road

2014/2721/P - Erection of first floor rear extension and mansard roof to create 2-bedroom maisonette.
Refused 03/10/2014 on the grounds that:

- The height and detailed design of the proposed mansard roof extension would have a detrimental impact on the character and appearance of the building, the terrace and the local area*
- The proposed development, in the absence of a legal agreement to ensure that the mansard roof extension could only be constructed concurrently with roof extensions at the adjacent properties (119-127 Kentish Town Road) would result in the loss of a distinct and unbroken section roofline which would be detrimental to the character and appearance of the building, the terrace and the local area*

2013/1646/P - Erection of first floor rear extension in connection with enlargement of existing flat, and additional storey to form second floor to provide an additional residential unit (Class C3).

Refused 22/05/2013 on the grounds that:

- The proposed rear extensions would result in the addition of excessive and overwhelming bulk to the detriment of the existing building and wider terrace*
- The detailing of the proposed additional storey, in particular the use of uPVC windows, gutters and downpipes would be to the detriment of the existing building and wider terrace.*
- The proposed development, in the absence of a legal agreement to ensure that the second storey extension is constructed concurrently with those elsewhere in this section of the terrace would result in disruption to a distinct and unbroken section of terrace.*
- The proposed development would provide for low quality residential accommodation by virtue of the sub-standard size of the resulting self-contained unit, and related failure to provide necessary refuse and cycling storage*

NEIGHBOURING PROPERTIES

123 Kentish Town Road

2015/6736/P - Erection of an extension at roof level and single storey rear extension at first floor level associated with the conversion of first floor flat into a maisonette. **Granted subject to a section 106 legal agreement on 30/09/2016**

125 Kentish Town Road

2015/6735/P - Erection of rear single storey extension to the rear at first floor & a new roof extension associated with additional ancillary office and storage space. **Granted Subject to a Section 106 Legal Agreement 30/09/2016**

127 Kentish Town Road

2013/1649/P - Erection of first floor rear extension and additional storey in connection with enlargement of existing flat (Class C3). **Refused 22/05/2013 on the grounds that:**

- *The proposed rear extensions would result in the addition of excessive and overwhelming bulk to the detriment of the existing building and wider terrace*
- *The detailing of the proposed additional storey, in particular the use of uPVC windows, gutters and downpipes would be to the detriment of the existing building and wider terrace.*
- *The proposed development, in the absence of a legal agreement to ensure that the second storey extension is constructed concurrently with those elsewhere in this section of the terrace would result in disruption to a distinct and unbroken section of terrace.*
- *The proposed development would provide for low quality residential accommodation by virtue of the sub-standard size of the resulting self-contained unit, and related failure to provide necessary refuse and cycling storage*

2014/7670/P - Erection of single storey second floor roof extension and single storey first floor rear extension comprising additional living space to existing first floor flat and replacement of front windows. **Refused 27/02/2015 on the grounds that**

- The proposed roof extension, by reason of its location, scale and detailed design would have a detrimental impact on the distinct and unbroken section of roofline in this terrace of locally listed properties of local historic and townscape interest, to the detriment of the appearance of the host building and the wider terrace
- The proposed first floor rear extension, by reason of its bulk, design and location, would be detrimental to the appearance of the host building and the wider terrace

Appeal Allowed 30/07/2015

131 Kentish Town Road

27968 - Change of use of the first floor to a self-contained flat, including the erection of a first floor extension. **Conditional 24/07/1979**

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Draft London Plan (2017)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 - Managing the impact of development
D1 - Design
D2 – Heritage
D3 - Shopfronts
H6 - Housing choice and mix
H7 - Large and small homes
T1 - Prioritising walking, cycling and public transport
T2 - Car-free development and limiting the availability of parking.
TC1 - Quantity and location of retail development
TC2 - Camden's centres and other shopping areas
TC4 - Town centres uses
DM1 - Delivery and monitoring

Camden Planning Guidance

CPG 1 Design (2015)
CPG 2 Housing May 2016 updated March 2018)
CPG Amenity (2018)
CPG 7 Transport (2011)
CPG8 Planning Obligations (July 2015 updated March 2018)

Kentish Town Neighbourhood Plan (2016)

D3: Design Principles
SW2: Protection of secondary shopping frontages

Assessment

1. Background

1.1. The planning application for 119 Kentish Town Road was submitted in December 2017. Following assessment, the applicant was informed by the case officer that the application would be unacceptable as it would leave one two-storey building remaining on the terrace, which would be in the middle of the wider building group. Following discussion with the case officer which established support for a roof extension at no's 119 and 121, the applicant submitted an application for the same works at no.121 Kentish Town Road in August 2018. If planning permission is granted this would be subject to a section 106 agreement that includes a planning obligation requiring both roof extensions to be completed prior to occupation. This approach is consistent with that taken at no. 123 and 125 Kentish Town Road.

2. Proposal

2.1. The applicants seek permission for the following works to 119 and 121 Kentish Town Road:

- Erection of additional storey at roof level
- Erection of single storey rear extension at first floor level (4.7m (w) x 2.6m (h) x 4m (d))
- Replacement of uPVC windows with timber sash units throughout

2.2. During the course of the application, the following revisions have been negotiated at no.119 Kentish Town Road:

- No further increase in scale to existing extension at lower ground and ground floor levels
- Retention of existing amount of retail floorspace

2.3. The application for no.121 Kentish Town Road was submitted after the above negotiations had taken place and therefore no revisions were required.

3. Assessment

3.1. The planning considerations material to the determination of this application are as follows:

- Land use and housing mix
- Standard of residential accommodation
- Design
- Amenity
- Transport Considerations

4. Land Use and housing mix

4.1. The buildings are currently in A1 use (retail) at basement and ground floor level, and C3 use (residential) at first floor level. The proposal would increase the residential floorspace on site and retain the same amount of retail as existing.

4.2. Self-contained housing is regarded as the priority land-use of the Camden Local Plan and Policy H1 states that the Council will make housing its top priority when considering the future of unused and underused land and buildings. Furthermore, policy TC2 of the Local Plan encourages the provision of housing above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses. Whilst the proposal would not create any additional units, it would enlarge two studios to 2no. 2-bed units. Policy H7 seeks to provide a range of unit sizes to meet demand across the borough and regards 2-bed units as high priority whilst 1-beds are identified as lower priority. The proposal would therefore improve the existing housing provision and as such is supported by policies H1 and H7.

5. Standard of residential accommodation

5.1. CPG2 requires development to provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms.

5.2. The London Plan introduced new Nationally Described Space Standards in March 2015, setting out minimum gross internal floor areas (GIA) and accommodation standards for new/converted residential units. The GIA standards for the proposed 2b3p duplex flat is 70 sqm.

5.3. The units would be duplex located across first and second floor levels. Both units would be 70sqm. Both units would be dual aspect and would receive good levels of daylight, sunlight and outlook. Due to site constraints, no amenity space or external bin and cycle storage can be provided; however, on balance this is considered acceptable, especially as they are existing units being extended.

6. Design

6.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. When planning permission is required for any proposal that affects the significance of a non-designated heritage asset then the

Council will treat the significance of that asset as a material consideration when determining the application. With regards to Locally listed properties, CPG1 requires officers to reach a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. They will take account of:

- the desirability of sustaining and enhancing the significance of any non-designated heritage asset/s and putting them to viable uses consistent with their conservation;
- the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development that affects non-designated heritage assets to preserve and enhance local character and distinctiveness.

Roof extension

- 6.2. It is proposed to extend the properties upwards to provide an additional storey. The extension has been designed to appear as a continuation of the principal elevation rather than a distinct addition. The additional storey would be in matching brickwork painted white to match the rest of the property.
- 6.3. Regrettably, many features of architectural and historic significance have been lost over time. The timber sashes have been replaced with uPVC windows and non-traditional shopfronts have obscured the ground floor. Across the terrace, the two storey proportions have been gradually lost leaving the application sites as the only buildings that have retained their original scale. An additional storey at no.131 was granted in 1979. No.129 has been extended by an additional storey although no planning history has been located for this work. As demonstrated in the planning history section of the report, applications for an additional storey at no's 119-127 were refused with no.127 subsequently being allowed on appeal. This decision set in motion the loss of the two storey Locally listed group. Since this time, no's 123 and 125 have received planning permission for an additional storey.
- 6.4. As a result there is a strong and recent precedent for additional storeys. Officers are of the opinion that the historical significance of the Locally listed terrace has been largely lost and their townscape value is limited as they are now outnumbered by three storey properties. It is therefore considered that no additional harm would be brought about through consenting an additional storey to no's.119 and 121. Crucially, the applications will be linked requiring both roof extensions to be constructed as one building operation avoid leaving one 'missing tooth' two storey building in the wider three storey terrace.
- 6.5. The additional storey would be terminated with a shallow pitched roof to match the existing pitch. The roof would be constructed in natural slate, which is an appropriate and sensitive roofing material.

Rear extension at first floor level

- 6.6. It is proposed to erect two full width extensions at first floor level at both properties measuring 4.7m (w) x 2.6m (h) x 4m (d).
- 6.7. The rear elevation of the wider terrace demonstrate large rear extensions with many of the courtyards being completely enclosed in association with the ground floor retail use. No.119 has a substantial single storey rear extension with some courtyard space remaining whilst no.121 has entirely enclosed the courtyard. Full-width first floor extensions are evident at no's 123 -127 and the proposed extensions would therefore be consistent with the pattern of rear development. The proposed extensions would have a slightly deeper footprint (by approx. 0.4m) than those at no's

123 – 127; however, in this context it is not considered to appear excessively bulky.

Detailed design

- 6.8. Currently, the buildings have uPVC windows throughout. The applications would replace all windows with timber sliding sash units which would be a welcome improvement.
- 6.9. The brickwork of the new extensions would match existing and be painted white to match the host building and the rest of the building group.

7. Amenity

- 7.1. The first floor rear extensions would in effect infill the area at first floor level between the deeper flank wall of no.117 and the recently constructed first floor extension at no.123. No windows of surrounding properties would be affected.
- 7.2. With regards to the roof extension, the properties to the rear and on the opposite side of Kentish Town Road and located sufficiently far away for there to be no impact on their amenity in terms of loss of light or outlook.

8. Transport Considerations

Car-free

- 8.1. The site does not have any on-site car parking spaces and none are proposed. Camden Local Plan Policy T2 (Parking and car-free development) states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The Council will not issue on-street parking permits in connection with new developments and will use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. The existing occupants are not expected to return to the residential units once development is complete and therefore the residential dwellings would be secured as car-free units by legal agreement (i.e. Section 16 of the Greater London Council (General Powers) Act 1974, Section 111 of the Local Government Act 1972, Section 1(1) of the Localism Act 2011 and Section 106 of the Town and Country Planning Act).

Cycle Parking

- 8.2. In accordance with the London Plan cycling standards, storage space for 2 cycles should be provided for a residential unit with 2 or more bedrooms, resulting in a need for 2 spaces at each property. Due to site constraints, no cycle parking can be provided at ground floor level and so bicycles would need to be accommodated within the flats. Although not ideal, on balance this is considered to be acceptable.

Construction Management Plan

- 8.3. The site is located in a town centre in close proximity to a signal controlled junction between Kentish Town Road and Royal College Street. It is assumed that servicing during construction would need to take place from the bus lane directly adjacent to the site on Kentish Town Road. A Construction Management Plan (CMP) would therefore be required, in line with Policy A1. The CMP would need to identify the potential impacts of construction and indicate how any potential negative impacts would be mitigated. The CMP would be secured as a Section 106 planning obligation. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.

8.4. A CMP Implementation Support Contribution of £3,136 would also be secured by section 106 legal agreement to cover the costs of assessing, reviewing and monitoring the CMP across the duration of construction.

9. CIL

9.1. The proposal would not be liable for the Mayoral or the Camden CIL as the individual proposals would not result in a floorspace uplift of more than 100sqm.

10. Recommendation

10.1. Grant Conditional Planning Permission subject to s.106 Legal Agreement subject to the following Heads of Terms:

- Car-free
- Construction Management Plan (plus monitoring fee of £3,136)
- Evidence of a contract to ensure that both roof extensions are constructed as one building operation

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on 15th October 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Dhiren Patel
95 Parkside Way
Harrow
HA2 6DB

Application Ref: **2017/6830/P**

11 October 2018

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
119 Kentish Town Road
London
NW1 8PB

Proposal:
Erection of additional storey and single storey rear extension at first floor level in association with conversion of existing studio flat (C3) into 2 bed maisonette (C3)

DECISION

Drawing Nos: PL_119_001 (Rev P2); PL_119_201 (Rev P2); PL_119_050 (Rev P2); PL_119_091 (Rev P2); PL_119_200 (Rev P2); PL_119_081 (Rev P2); PL_119_090 (Rev P2); PL_119_056 (Rev P2); PL_119_080 (Rev P2); PL_119_055 (Rev P2); Design & Access statement (dated August 2018)

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 and D2 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: PL_119_001 (Rev P2); PL_119_201 (Rev P2); PL_119_050 (Rev P2); PL_119_091 (Rev P2); PL_119_200 (Rev P2); PL_119_081 (Rev P2); PL_119_090 (Rev P2); PL_119_056 (Rev P2); PL_119_080 (Rev P2); PL_119_055 (Rev P2); Design & Access statement (dated August 2018)

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.

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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION

Dhiren Patel
95 Parkside Way
Harrow
HA2 6DB

Application Ref: **2018/3909/P**

11 October 2018

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
121 Kentish Town Road
London
NW1 8PB

DECISION

Proposal:
Erection of additional storey and single storey rear extension at first floor level in association with conversion of existing studio flat (C3) into 2 bed maisonette (C3)
Drawing Nos: PL_121_001 (Rev P1); PL_121_201 (Rev P1); PL_121_050 (Rev P1); PL_121_091 (Rev P1); PL_121_200 (Rev P1); PL_121_081 (Rev P1); PL_121_090 (Rev P1); PL_121_056 (Rev P1); PL_121_080 (Rev P1); PL_121_055 (Rev P1); Design & Access statement (dated August 2018)

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 and D2 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: PL_121_001 (Rev P1); PL_121_201 (Rev P1); PL_121_050 (Rev P1); PL_121_091 (Rev P1); PL_121_200 (Rev P1); PL_121_081 (Rev P1); PL_121_090 (Rev P1); PL_121_056 (Rev P1); PL_121_080 (Rev P1); PL_121_055 (Rev P1); Design & Access statement (dated August 2018)

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.

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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION