

# Studio11Development

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## Planning Statement

**Variation of condition 3 (approved drawings) of planning reference 2015/4985/P dated 06/06/2016 for 'Erection of a part single storey, part two storey rear extension. Excavation of a front light well and conversion of the basement to create an additional two bedroom flat.'; CHANGES include enlargement of ground floor rear extension, relocation of the cycle store from ground to lower ground and alterations to rear external staircase**

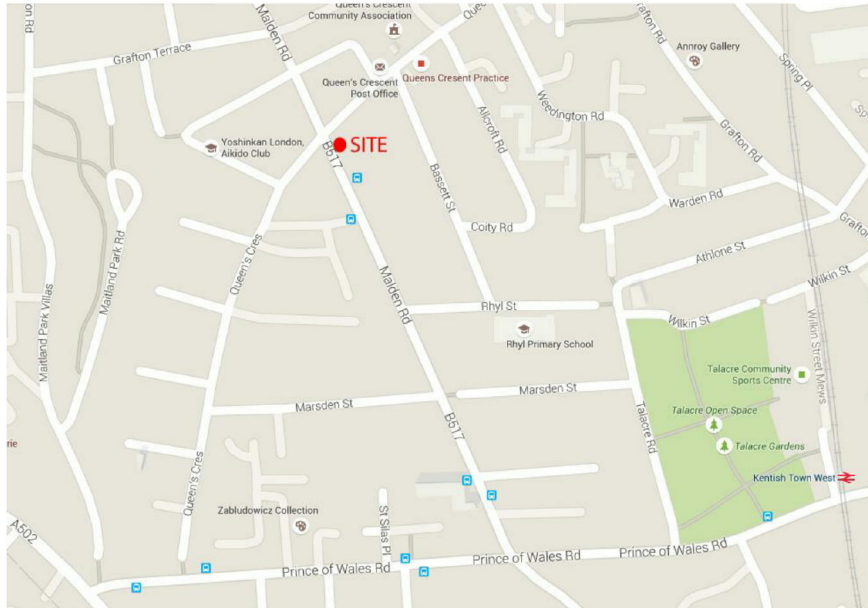
at

**106 Malden Road  
London  
NW5 4DA**

December 2018

## 1. Site Location

The site is located on the Eastern side of Malden Road near its junction with Queen's Crescent. The site benefits from an easy access to the shopping facilities on Queen's Crescent to its North. The amenities of Talarce Gardens and Kentish Town West station are within walking distance



## 2. Surroundings and Context

106 Malden Road is late Georgian style three storey terraced building with basement. The ground floor shop is currently used as a launderette with basement in use for water tank and associated plant. The First and second floors are currently used as a two self contained flats with access from front of the building.

60-104 Malden Road have basements and front light wells. A number of these properties are converted into flats.

The property falls at the edge of West Kentish Town Conservation Area and this terrace of houses dates back to 1862.



### **3. Background**

3.1 The Planning Condition 3 of the approved scheme (2015/4985/P) refers to drawings which shows the cycle parking projecting over the front light well and ground floor rear extension with a depth of 1.7m.

### **4. Proposed Amendments**

#### **Cycle Parking**

4.1 It is considered that the approved cycle parking space will be unsightly and will create clutter when seen from the street level.

4.2 Planning officer in his email dated 25<sup>th</sup> February 2016 recommended that cycle parking at lower ground floor level would be more discreet. Revised plan106 (02) 01 Rev D was sent to the planning officer on 26<sup>th</sup> February 2016, however it appears that this drawing was not included in the Decision Notice. This came to light only now that the applicant intends to implement the approved scheme.

#### **Rear Extension & Stairs**

4.3 The proposal is for the ground floor rear extension to be in line with the established building line of No. 108. The 3m rear extension will provide reasonable size store for the laundry and would not have any adverse impact on adjoining properties.

4.4 The metal stairs that allows the residents of the first floor flat to access the rear garden will need to be adjusted to accommodate the extension.

### **5. Conclusion**

The proposed amendments to the approved scheme are fairly minor and will enhance the character of West Kentish Town Conservation Area.

11/2/2018

Gmail - 106 Malden Road update-2015/4985/P



25 February 2016 at 17:31

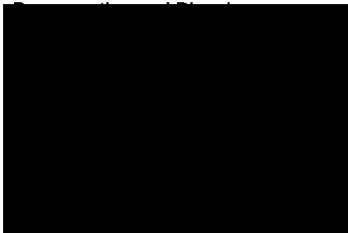
Dear Mr Durrani,





The permitted development rights you quote are in connection to a prior notification procedure in which associated external works are not permitted, there are also procedural differences with that kind of application. The requirement to provide cycle parking comes from the fact that you are creating a new residential unit.

On closer inspection of the proposed cycle parking it appears at ground level as opposed to lower ground level, this may be possible but would need elevations to see the potential impact of the structure on the streetscene. However, lower ground level would appear a more discreet location. This requirement can be conditioned but it would seem more efficient to get it sorted now.

Regards

Shane O'Donnell  
Planning Officer



 <https://i.imgur.com/5dd21c5.png>  <https://i.imgur.com/5eda3ab.png>  <https://i.imgur.com/5faa474.png>  
 <https://i.imgur.com/a1554c7.png>

**From:** Studio11 Development [mailto:studio11development@gmail.com]

**Sent:** 25 February 2016 15:19

**To:** O'Donnell, Shane

**Subject:** Re: 106 Malden Road update-2015/4985/P

Dear Mr. O'Donnell,

The change of use of launderette (Class A1) to Residential (Class C3) is a permitted use under Part 3 Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 , therefore any requirements of Cycle parking and Section 106 contribution should not be applicable.

In any case, I have checked the cycle parking bay standards and found the space allocated slightly shorter. Please find attached amended plans showing the enlarged cycle parking area.

11/2/2018

Gmail - 106 Malden Road update-2015/4985/P

26 February 2016 at 11:46

Dear Mr. O'Donnell,

Thank you for your email.

I agree the lower ground floor level is better suited for cycle parking as it will have no impact on the visual amenity of the building and will be more secure.

I have amended the plan accordingly and hope this will assist you to finalise your report.

Kind regards

**Zaheer Durrani** BArch MSc  
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Tel. 07940593742

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