

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

30th August, 2018

Dear Sir/Madam

Further to your Pre-App response Ref: 2016/4895/PRE dated 04/11/2016 we have endeavoured as much as possible to mitigate your concerns.

Our new proposal is for the following and we wish to have a follow Pre-App to gauge your views:

335 Kentish Town Road & 20 York Mews, London, NW5 2TJ

Re: Convert the current B8 use (storage) into residential dwellings (C3 Class Use). Extend the first floor of No 20 York Mews to front and back with 1x1 bed flat on the Ground Floor and add an additional 2 bed flat at 1st and 2nd floor within new mansard roof. Conversion of existing dwelling at upper floors of 335 Kentish Town Road into 3 self-contained flats with extensions at the rear to only the 1st and 2nd floors. In total the scheme will provide 4x1 bed flats and 1x2 bed flat.

The following issues were discussed in the previous Pre-App and our response to them:

1. It was not clear whether the storage at the rear was a B8 or according to the Council it was some kind of storage for the A1 Use – Response: the position as of today is that Cafe Nero have leased the front part of the A1 Use and have no requirement for this space at the rear, therefore it is dead space and would be better utilised as residential meeting lifetime standards for an ambulant person.
2. The proposed C3 Use was welcomed by the Council – Response: All the units meet the relevant standards vis-a-vis sizes
3. The character, setting and location – Response: the proposal meets all the criteria, it is not too different from the development at 325 Kentish Town Road/10 York Mews which was recently granted planning permission and works have been completed (Planning Ref: 201/2605/P)
4. Roof Extensions fronting 335 Kentish Town Road – Response: officer's advice has been taken on board and this mansard has now been omitted from this Pre-App
5. Mansard at 20 York Mews not acceptable – Response: A mansard at 10 York Mews (Planning Ref: 2015/2605/P) was granted recently and there is also a mansard at 6-8 York Mews, both are in situ.
6. Rear Extension to main building at the front, 335 Kentish Town Road, was found to be acceptable – Response: although this was found to be acceptable nevertheless we have reduced the projection rearward to respect the 45 degree angle.
7. Window treatments to be in timber - Response: We have shown timber sash windows to the front elevation which is the most sensitive part to Kentish Town Road and UPVC sash windows to the rear and to York Mews.
8. Mix and Standard of Residential Units requiring 40% to be 2 bed - Response: we are at 20% that is 4x1 bed and 1x2 bed. The front of the building at 335 Kentish Town Road naturally works as 3x1 bed flats stacking on top of each other, this is exactly the same as what was agreed at 325 Kentish Town Road, the building at 20 York Mews is split as 1x1 bed on the Ground Floor and 1x2 bed duplex flat, this is so as to have an ambulant flat on the ground floor, if this were to be one flat on 3 floors we would end up with a 4 bed flat which would be a problem for us to let due to the access

coming into York Mews which is not conducive to a family with children due to lighting issues, anti-social behaviour from drug users and rough sleepers within the Mews.

9. Light Study - Response: There will be no light issues, in comparison to 325 Kentish Town Road, which has a larger building in York Mews in comparison the depth of our building at 20 York Mews is much smaller. Therefore if you feel we require a Light and Shadow Study we will get it commissioned.

10. Car Parking – Response: Car Free Development, we are happy to sign a Sec 106 agreement to that effect

11. Construction Management Plan required - Response: this will be provided with the application

12. We have taken note of all the reports that will be required at the planning stage, if there is any additional report required further to the ones listed in the first Pre-App please let us know.

Please could we have a follow meeting after your response to this round of the Pre-App.

Yours faithfully

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