

A decorative graphic consisting of three blue circles of varying sizes and two thin blue lines. One line starts from the top left and passes through the top-left edge of the largest circle. The other line starts from the top right and passes through the top-right edge of the largest circle. The circles are arranged in a roughly triangular pattern, with the largest circle at the top, a medium circle in the middle, and a large circle at the bottom right.

DESIGN, ACCESS and PLANNING STATEMENT

385 Kentish Town Road, London NW5 2TJ

07/12/2019

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Site and surrounding

Application site is a three storey mid terrace property situated on the western side of Kentish Town Road.

Ground floor is a fish and chips (A5) shop with a studio flat to the rear and upper floors is a three bedroom flat. Both adjoining units are commercial on the ground floor and residential on the upper floors. The property already benefits from a single storey rear extension and a mansard roof extension.



The site is located on a busy road within Kentish Town Centre and the Kentish town tube station is nearby. It is not located within any conservation

area and there are regular day and night buses running in the area. Area has a PTAL level of 6a which is highly accessible.

Planning History

2014/3286/P Mansard roof extension to add additional bedroom to existing first and second floor residential flat, change of use of rear section of ground floor takeaway (Class A5) and erection of a single storey rear extension to create 1 x studio flat (C3) at rear ground floor level with new access door on front elevation, installation of new shopfront and replacement of second floor front window with timber window. – Granted 10/06/2014

2015/5850/P Conversion of existing 3 Bed maisonette between the first, second and loft space into 1 x studio flat on the first and 1 x 1 bed flat at second and roof level – Withdrawn 23/11/2015

2017/6051/P Conversion of existing 3 bed maisonette (Class C3) at upper ground floor level to HMO (Class C4) comprising 4 x bedsit units (retrospective) – Under consideration

Proposal

Change of use of ground floor from takeaway (A5) and studio flat (C3) into a restaurant (A3) with new shopfront to front and outdoor seating area and wooden pergola to the rear. First floor rear extension and change of use of part of first floor from residential (C3) to kitchen and WCs ancillary to ground floor restaurant.

Details of proposal

Ground floor unit currently benefits from a single storey rear extension which is in a residential use for studio flat.

Proposal would change of use the existing fish and chips takeaway and studio flat into a restaurant.

There would be new wooden pergola to the existing rear garden to be used as an outdoor seating area.

There would be new shopfront for the new restaurant.

There would be first floor rear extension to use female and male WCs for the restaurant customers. But there would also be a disabled WC on the ground floor.

Proposal also involves part of first floor to be used as kitchen in connection with the ground floor restaurant.

The remaining part of the first floor would be used as a residential kitchen.

Planning considerations

Change of use to restaurant

Existing commercial unit which is used as fish and chips shop (A5) to the front and there was a studio flat (C3) to the rear. The proposal would change both units into a single restaurant (A3) with outdoor seating area under a pergola.

As formerly the ground floor was fully commercial, the change of use would retain the commercial character on the ground floor.

Whilst there would be a loss of residential unit to the rear, as it is adjoining to a takeaway, the owner was having problems to rent the unit and the proposed restaurant would be in line with the character of this town centre and would provide a high quality restaurant and would improve the vitality and viability of the town centre.

Refuse storage will continue on storage area and will be collected via a contract by the Council as this is a commercial operation.

Proposed change of use will have no detrimental to the surrounding.

The first floors was originally was a two bedroom flat, due to the mansard roof extension, the upper floors are now three bedroom, however the proposal would convert part of the first floor to the restaurant's preparation kitchen and the upper floors would again turn into a two bedroom flat.

Extensions

The new shopfront would have an aluminium frames with glass and it would be a good replacement to the existing and improvement to the area.

The rear garden of this restaurant would have a wooden pergola to be used as seating area. If there are any issues about the harm to the residential properties, the Council could restrict the hours of use of this seating area.

However, as both adjoining units are residential, there would be no harm to in terms of loss of light or outlook.

The proposed first floor rear extension would be 2.5m deep with a flat roof. As it would have lower eaves, there would be no harm to the adjoining neighbour's amenities and would be subordinate to this terrace without harm

Conclusion

Proposed change of use of ground floor to the restaurant with rear canopy and new shopfront would be compatible to this town centre location and a good quality restaurant would improve the vitality and viability of this centre. The upper floors would still remain as residential two bedroom unit. The applicant is keen to work with the Local Planning Authority and if any amendments are required for the proposals, applicant is content to consider.