

Application ref: 2019/5809/P
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Date: 3 February 2020

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Mr Thomas Piggott
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**187 Kentish Town Road
London
NW1 8PD**

Proposal: Amendments involving alterations to courtyard stairs and cycle store, installation of roof AOV, removal of access ramp and installation of louvres on South elevation to planning permission granted under reference 2018/5059/P dated 05/09/2019 for 'Variation of Conditions 8 (cycle spaces), 12 (lifetime homes) and 15 (approved plans) to planning permission 2013/8301/P dated 27/03/2015 (Redevelopment to provide 5 storey building (2 storey roof addition) with cinema (Class D2) and 11 market (2 x studio; 1x1; 7x2 & 1x3 bed) and 1 intermediate (1x1 bed) residential units (Class C3), to amend layout to reconfigure cinema at ground floor and residential unit mix above (11 market - 10x2 bed & 1 x3 bed) and 1 intermediate (1x1 bed)), increase in height to ridge, alteration to fenestration on south elevation and cycle space provision.'

Drawing Nos: Superseded drawings: 863_07_110 REV P7; 863_07_114 REV P8; 863_07_115 REV P9; 863_07_211 REV P7; 863_07_212 REV P8; 863_07_213 REV P8; 863_07_310 REV P3; 863_07_311 REV P3; 863_07_312 REV P2 and 863_07_312B REV P2.

Amended drawings: 863_07_110 Rev.P10; 863_07_114 Rev.P9; 863_07_115 Rev.P10; 863_07_211 Rev.P8; 863_07_212 Rev.P9; 863_07_213 Rev.P9; 863_07_310 Rev.P4; 863_07_311 Rev.P4; 863_07_312 Rev.P3 and 863_07_312B Rev.P3.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.15 planning permission 2018/5059/P dated 05/09/2019 shall be replaced with the following condition:

REPLACEMENT CONDITION 15

The development hereby permitted shall be carried out in accordance with the following approved plans:

863_07_000 REV P4; 863_07_001 REV P2; 863_07_010 REV P2; 863_07_011 REV P2; 863_07_012 REV P2; 863_07_020 REV P5; 863_07_021 REV P5; 863_07_022 REV P2; 863_07_023 REV P2; 863_07_030 REV P1; 863_07_100 REV P2; 863_07_101 REV P2; 863_07_102 REV P2; 863_07_103 REV P2; 863_07_104 REV P2; 863_07_105 REV P2; 863_07_106 REV P1; 863_07_002 REV P2; 863_07_110 REV P10; 863_07_111 REV P8; 863_07_112 REV P6; 863_07_113 REV P8; 863_07_114 REV P9; 863_07_115 REV P10; 863_07_117 REV P5; 863_07_210 REV P7; 863_07_211 REV P8; 863_07_212 REV P9; 863_07_213 REV P9; 863_07_310 REV P4; 863_07_311 REV P4; 863_07_312 REV P3; 863_07_312B REV P3 and 863_07_313 REV P3;

Supporting Documents:

Arboricultural Impact Assessment, Tree Protection Plan, Prepared by Treework Environmental Practice, dated 2013, Acoustic Planning Report, prepared by MACH Acoustics, dated 17 December 2013, Daylight and Sunlight Report, prepared by Schroeders Begg Ltd, dated November 2013 (Ref 1067/B - rev 02), BREEAM 2011 New construction pre-assessment estimator and BREEAM 2011 New construction assessment report: rating and key performance indicators, Transport Statement, prepared by TTP consulting, dated December 2013 and Affordable Housing Statement for 187 Kentish Town Road, prepared by Redview Properties Ltd, dated December 2013.

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

Informative(s):

1 Reason for granting approval-

The amendments to the approved scheme would include alterations to the main staircase, cycle store, insertion of roof AOV, removal of external access ramp and installation of louvres above the external side doors.

The proposal involves the removal of the external ramp fronting onto Church Avenue, it is noted that this is a private road. The internal floor level will be altered to allow level access from within via sloping floors. On this side elevation, louvres are proposed over the doors to improve ventilation. It is considered that due to their small scale and siting down a narrow laneway that views from the public realm will be limited. At roof level an automatic opening vent (AOV) and associated mansafe rail will be inserted to comply with building regulations, this alteration will not be

visible from the street. It is considered that these changes would preserve the character and appearance of the host property, streetscene and conservation area.

The cycle store will be reduced in size to accommodate a larger bin store but the number of cycle parking spaces will remain unchanged. Revisions were received to change the cycle parking from semi-vertical to a two-tier bicycle storage as semi-vertical cycle racks would not be supported. Highways officers have assessed the revised change and found it acceptable in this instance given the space constraints.

Other alterations include the enclosure of the courtyard stair with glass blocks. This change would not be visible from the street and therefore would not impact the buildings public appearance or result in poorer quality accommodation to the residential units.

Given these changes are mostly internal and the external alterations are marginal and set significantly away from neighbouring residential properties it not considered to have a material impact on the character and appearance of the host property, conservation area or the amenity of neighbouring occupiers.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 05/09/2019 under reference number 2018/5059/P. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact.

- 2 You are advised that this decision relates only to the alterations to the main staircase, cycle store, insertion of roof AOV, removal of external access ramp and installation of louvres above the external side doors and shall only be read in the context of the substantive permission granted on 05/09/2019 under reference number 2018/5059/P and is bound by all the conditions attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully



Daniel Pope
Chief Planning Officer

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