

Application ref: 2019/2141/P  
Contact: Joshua Ogunleye  
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Date: 28 November 2019

**Development Management**  
Regeneration and Planning  
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Savills (UK) Ltd  
33  
Margaret Street  
LONDON  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**317-319**  
**Kentish Town Road**  
**London**  
**NW5 2TJ**

#### Proposal:

Minor Material Amendment to planning permission 2016/0843/P dated 18/05/2017 for the Erection of mansard roof on frontage building (facing Kentish Town Road) and a 2 storey extension over part of the single storey rear building (facing York Mews) with associated external and internal alterations to provide 3 additional self-contained residential units (C3) (1x1 and 2x2 bed) with a rear terrace, a change of use from betting shop (Sui Generis) at rear ground floor to office use/financial and professional services (B1/A2) and retention of retail use (A1) on the ground floor (front), to allow

- Fire exit door onto York Mews,
- Additional bike store at ground floor level
- Improved bin store accessibility and installation of double doors on York Mews.
- Internal reconfiguration of flat at first and second floor level of rear extension
- Reconfiguration of windows and doors on the South elevation
- Rendered band removed and brickwork exposed on the South and West elevations
- Reconfiguration of roof terrace at first floor level and erection of associated screening this to be a brick wall integral to the building in place of previously proposed timber

Drawing Nos: As Approved. Drawing Nos: Site location plan S-001/A, E-001/B, 002/B, E-003/B, E-004/B, E-005/B, E-006/B, E-007/B, E-008/B, Planning, Design & Access

Statement by Savills dated June 2016, Daylight & Sunlight Assessment by Right-of-Light Consulting dated 12th January 2016.

Amended: 111 Rev P1, 112 Rev P1, 113 Rev P1, 201 Rev P1, 301 Rev P1, 302 (Received 18 April 2019) 110 Rev P3 (Received 14 August 2019)

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 the original planning permission ref 2016/0843/P dated 18/05/2018.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: As Approved. Drawing Nos: Site location plan S-001/A, E-001/B, 002/B, E-003/B, E-004/B, E-005/B, E-006/B, E-007/B, E-008/B, Planning, Design & Access Statement by Savills dated June 2016, Daylight & Sunlight Assessment by Right-of-Light Consulting dated 12th January 2016.  
Amended: 111 Rev P1, 112 Rev P1, 113 Rev P1, 201 Rev P1, 301 Rev P1, 302 (Received 18 April 2019) 110 Rev P3 (Received 14 August 2019)

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works. All other 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Notwithstanding the privacy screen hereby approved, on drawing no. 201 rev

P1 details of a minimum 1.2 metre high screen, complemented with landscaping to its sides, shall be submitted prior to commencement of use of the roof terrace. The details approved shall thereafter be permanently retained and maintained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Before the development commences, details of secure and covered cycle storage area for 6 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

- 5 Before the development commences, details of secure and covered cycle storage area for 6 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Units 4, 5 and 6, as indicated on plan numbers hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the commencement of development, details of measures to be incorporated with regards to Designing-out-Crime shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thus approved.

Reason: In order to prevent opportunities for crime in accordance with the requirements of policy CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London

Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the commencement of any part of the development, a comprehensive energy strategy for the development including
- (a) energy efficiency measures
  - (b) the feasibility for appropriate renewable or low carbon sustainable energy sources with the aim of reducing the development's carbon emission by at least 19%
- shall have been submitted to and approved by the local planning authority. The development shall thereafter not proceed other than in complete accordance with all the measures as recommended in the approved strategy, which shall be permanently retained and utilised as the main power sources for the development. The measures shall include the installation of a meter to monitor the energy output from the approved systems.

Reason: In order to secure the optimum energy and resource efficiency measures and on-site renewable energy generation in accordance policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to commencement of use, the rear bathroom windows to units 3, 4, 5 and 6 shall be installed as obscure glazed and non-openable to a height of 1.7m, and retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 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 CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water

Informative(s):

- 1 Reason for granting permission-

The current proposal seeks to introduce a more legible floor plan layout as well as proving detailed elevation treatments to the approved scheme reference 2016/0843/P dated 18/05/2018. It would comprise the relocation of bin and cycle store access on ground floor, introducing a more uniformed fenestration through repositioning and resizing approved windows as well as alterations to the approved floor plan layout and boundary treatments of the site.

On the host property's rear elevation the existing white render exterior at ground level would be removed in place brick finish design. Further to this one ground floor window would be replaced with a door which allows access to ground floor commercial premises in order to create a fire escape. Further to this the rear elevation doors to the first floor flats would be repositioned along the same level. Officers consider the proposed alteration would appear in have an acceptable impact on the character and appearance of the terrace to which it is attached.

On the York Mews elevation this application seeks to omit two side elevation windows, on the first and roof floors. The installation of side elevation bin and cycle store access. The proposed side elevation doors would comprise timber framed fixtures. The existing side elevation at ground floor level would be removed and its brick exterior would be exposed. The existing side wall's height would rise by 1.2m height and be constructed with yellow stock bricks matching the host property's character and appearance. It is considered that the use of bricks in this instance would introduce uniformity to the character and appearance of the side elevation. The proposed wall's form and scale would have an acceptable impact on the host property's character and appearance.

Where the two side elevation windows would be removed officers note that these are secondary windows and the impacted rooms would benefit from acceptable levels of outlook and daylight. Having reviewed the internal arrangements officers do not consider the proposed change would adversely compromise the residential standards of the approved residential properties.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under permission ref. 2016/0843/P dated 18/05/2018. In the context of the permitted scheme, it is considered that the amendments would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan March 2016, and the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 You are advised that any works of alterations or upgrading not included on the

approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer