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329-331 Kentish Town Road – 2020/4378/P

Camden comments with Applicant’s response

Comment	Applicant response
Initial comments from planning officer	
<p>I assume the construction of the extension to York Mews will require the whole of the rear of the building to be rebuilt. Please could you confirm.</p>	<p>The existing ground floor will be retained by the proposals and the two new floors built over. This is confirmed at paragraph 5.19 of the Planning Statement submitted with the planning application.</p> <p>The retention of the existing ground floor is beneficial in that it means that the retail operator can remain in situ and continue trading at the premises throughout the construction of the development. It also means the development is in line with Policy CC1 which encourages the retention and reuse, rather than demolition, of existing buildings.</p> <p>The proposals have been reviewed by the Applicant’s structural engineer who have confirmed that this proposal is feasible.</p>
<p>As some alterations are being made to the ground floor at the rear to provide access and a bin store, you need to provide an existing ground floor plan so that it is clear how this area was previously arranged and used. The existing ground floor plan is marked ‘not in scope’. However it is important to understand what the implications would be for the ground floor retail unit. Please provide an existing ground floor plan and explain how the loss of the floorspace would impact the existing retail unit.</p>	<p>A revised existing ground floor plan is being submitted alongside this response. This indicatively shows the layout of the retail operator.</p> <p>The Planning Statement submitted with the planning application discusses the existing retail floorspace at paragraphs 5.4 and 5.5. The existing ground floor floorspace which is affected by the proposal is limited to 27sqm which is a small proportion of the overall retail floorspace. This floorspace is currently used for access and storage only. This small reduction in floorspace will not compromise the viability of the retail premise/operator. The existing access to the ground floor will be relocated and improved by the proposals. The storage capacity can be absorbed into other areas of the retail premise.</p> <p>The current occupier has been consulted in relation to the proposals and has not raised any concerns over the loss of the 27sqm at ground floor. Furthermore, the current occupier has expressed their support for the relocation of the existing access to the ground floor.</p>
<p>The proposed rear elevation (P031) does not show the existing extensions at the neighbouring property 333 KTR. The extension are shown on the other existing</p>	<p>A revised proposed rear elevation is being submitted alongside this response. This ensures consistency in presentation between the existing and proposed drawings. No changes are proposed to 333 Kentish Town Road which is outside of the red line boundary.</p>



<p>drawings. Please provide a revised drawing. Please explain what is happening to the rear access stair to 333 KTR.</p>	<p>The rear access stair to 333 Kentish Town Road will be moved by the owner of 333 Kentish Town Road to land onto the flat roof of 333 Kentish Town Road. This does not form part of the planning application scope.</p> <p>It is important to note that the plots run on a diagonal which means the front (Kentish Town Road) and rear building (York Mews) elements do not align on the elevation drawings. The proposed rear extension will obscure the view to the rear extensions at 333 Kentish Town Road because of this alignment. However, no works are proposed to 333 Kentish Town Road as set out above.</p>
<p>Changes are shown to the neighbouring property (12 York Mews / 327 KTR) on the proposed rear elevation drawing P031; It is unclear if these changes have been implemented or have been granted planning permission. If these have been granted planning permission, the drawing should be annotated so that this is clear. Details of the planning reference for these changes should be provided.</p>	<p>A revised proposed rear elevation is being submitted alongside this response. This ensures consistency in presentation between the existing and proposed drawings. No changes are proposed to 327 Kentish Town Road which is outside of the red line boundary.</p> <p>The drawings clarify the works to 335 Kentish Town Road (20 York Mews) have been permitted (not yet implemented).</p> <p>The drawings show the outline of the 321-323 and 325 Kentish Town Road (6-8 and 10 York Mews) which are in place (implemented).</p> <p>The approved and implemented permissions along York Mews are outlined at paragraph 2.7 of the Planning Statement submitted with the planning application.</p>
<p>The existing first floor plant is not shown on the existing first floor plan.</p>	<p>A revised existing first floor drawing is being submitted alongside this response. This includes the existing plant at first floor level.</p>
<p>No details of the commercial plant zone have been provided. It is unclear what the terrace of Flat 3 would look on to; please provide a section drawing as shown below:</p>	<p>A revised proposed first floor drawing is being submitted alongside this response. This shows the existing plant located at the first floor relocated to within the commercial plant zone proposed at first floor level.</p> <p>The commercial plant zone has been consolidated in the revised first floor drawing which allows the communal outdoor amenity area to be increased in size providing better amenity space for future residents.</p>
	<p>An additional section drawing is being submitted alongside this response. This shows the relationship between the private outdoor amenity spaces and the commercial plant zone. The private outdoor amenity spaces will feature a timber fence with built in planters. This has been clarified on the proposed first floor drawing. The private terrace for flat 3 will be 19sqm and flat 1 will be 35sqm and both private spaces will exceed the minimum depth requirement.</p>

<p>How is the area with tables and chairs accessed? There is a continuous timber board screen which separates this area from the access route to the upper floor flats(as shown on section 01- P040)</p>	<p>A revised proposed first floor drawing is being submitted alongside this response. This clarifies that the communal outdoor amenity space and residential walkway are a continuous space with no barrier in between. There is direct access to the communal outdoor amenity space from the residential entrance from York Mews and the residential entrance serving flats 3, 4 and 5. All residential will have access to this communal outdoor amenity area.</p> <p>The communal outdoor amenity space will feature a timber fence with built in planters and built in bench seat has also been provided. This has been clarified on the proposed first floor drawing.</p> <p>The line which indicated the walkway roof above has been omitted from the first floor drawing for clarity. It should also be noted that the timber feature on section 040 is the timber fence which serves the private outdoor amenity spaces and commercial plant zone. As above, there is no barrier between the residential walkway and the communal outdoor amenity space.</p>
<p>Please investigate how the overlooking between the kitchen of flat 2 and the kitchen of flat 4 can be mitigated</p>	<p>The Planning Statement submitted with the planning application provides an assessment of privacy and overlooking at paragraph 5.29.</p> <p>The kitchens of flats 2 and 4 have been positioned 13.5m away from each other. This separation distance is consistent with the separation distances approved at 317-319 Kentish Town Road and 335 Kentish Town Road.</p> <p>Notwithstanding this, a revised rear elevation (Kentish Town Road building) is being submitted alongside this response. This shows the existing openings, including those to the staircase, retained where possible with new timber sash windows. Retaining the existing window openings mean that the kitchen windows are now offset from each other meaning that the potential for overlooking is reduced.</p> <p>Furthermore, kitchens are less sensitive in terms of privacy and overlooking when compared to living rooms and bedrooms. All living rooms and bedrooms will benefit from good privacy and the primary outlook will be to Kentish Town Road or York Mews.</p>
<p>Comments from case conference</p>	
<p>You should investigate reducing the height of the rear mews extension so that it retains the more diminutive character of a mews. It is noted that 6 York Mews (321 KTR) to the south is approximately 8.3m high. Likewise the rear of 317-319 Kentish Town Road is approximately 8.8m high. The development at the rear of 325 Kentish Town Road (10 York Mews) appears to be approximately 8.9m high. Whereas the height of the</p>	<p>As set out in the responses above, the existing ground floor will be retained by the proposals and the two new floors built over. The retention of the existing ground floor is beneficial in that it means that the retail operator can remain in situ and continue trading at the premises throughout the construction of the development. It also means the development is in line with Policy CC1 which encourages the retention and reuse, rather than demolition, of existing buildings. The existing floor to ceiling height of the rear ground floor extension therefore cannot be reduced.</p> <p>The two new residential floors will be built over the existing ground floor as set out above. The proposed floor to ceiling heights are 2.5m which is consistent with the draft London Plan and will provide high quality internal environments for future residents.</p> <p>The levels of the new build element also line through with the retained building fronting Kentish Town Road.</p>

<p>proposed rear mews extension sought by this application is approximately 9.5m.</p>	<p>It is clear that there is not a consistent building height along York Mews – various building heights have been accepted by the Council as part of the previous planning permissions – and the proposed is only marginally higher than those already permitted. The proposed height responds to the existing situation (ground floor level) and will deliver high quality residential accommodation. It is felt that the height can be appropriately absorbed within York Mews and will not cause any harm to the appearance of the Mews. Further we note that York Mews is not a townscape of quality nor is the application site located in a Conservation Area.</p>
<p>Render does not weather well. Brick at ground and first floor of the Mews extension would relate better to the existing context.</p>	<p>A revised proposed rear elevation is being submitted alongside this response. A revised elevation to York Mews is proposed with render omitted from the material palette.</p> <p>It is important to note that the existing ground floor will be retained and will need to accommodate the continuing retail use. The existing ground floor to York Mews is of a low quality and detracts from the appearance of York Mews. The amended elevation shows the brickwork to the existing ground floor retained, made good and painted off white. This will greatly enhance the appearance of the ground floor within York Mews.</p> <p>There are limitations with amending the ground floor further in terms of new openings on the basis that the retail use needs to continue and their internal arrangement largely maintained. An appropriate access door is being replaced which is supported by the retail occupier.</p> <p>The amended proposed rear elevation shows the new upper floors in grey metal cladding including dormers. Openings will be aluminium framed. The residential entrance will be emphasised through its inset. The entrance has been expressed with an additional opening above the residential door, new letterbox slots and property address detail.</p> <p>The proposals will greatly improve the appearance of the site from York Mews when compared to the existing situation which is described in the Planning Statement submitted with the planning application provides. Photographs have been included in this statement as well as the accompanying Design and Access Statement.</p>
<p>We do not support the introduction of wide contemporary windows to the rear elevation of the main building. The size, pattern of openings and staggered position of the windows is part of the character of the rear elevation of this terrace. Where this historic pattern has been lost, this is considered to detract from the character of the terrace. Therefore, the location and size of the existing openings should be retained with sash</p>	<p>A revised rear elevation (Kentish Town Road building) is being submitted alongside this response. This shows the existing openings, including those to the staircase, retained where possible. Windows will be replaced with new timber sash windows to improve the appearance of the building. Juliet balconies have been retained however these have been reduced in height.</p>

<p>windows where possible. We do not object to the timber framed glazed French doors with Juliette balconies but the height of these should be dropped slightly at 2nd and 3rd floor (at least by 0.2m). The windows that serve the proposed staircase within 329 should retain the size and location of the existing openings. The windows at rear first floor level should reflect the position and existing size of the openings on the upper floors.</p>	
<p>Opportunities should be investigated to green the proposed extension and the space between the extension and the rear elevation of the main building. A green roof on the mansard roof extension should be investigated as should landscaping to the proposed terraces; the walkway could be provided with a planted trellis rather than the proposed horizontal timber board boundary treatment. You should also investigate a green roof for the roof over the walkway.</p>	<p>A revised proposed first floor drawing is being submitted alongside this response. This confirms the landscaping which is proposed including built in planted trellis along the southern boundary (residential walkway) and built in planters which have been incorporated within the private and communal outdoor amenity spaces. Built in bench seating has also been proposed within the outdoor communal area. The timber boundary treatment proposed along the southern boundary has been redesigned to be more transparent however the trellis will provide appropriate screening.</p> <p>A revised proposed second floor drawing is being submitted alongside this response. This confirms that a sedum blanket is proposed over the residential walkway.</p> <p>A green roof is not considered commensurate with the scale of this development i.e. two new build flats. Furthermore, a green roof would require the building to be increased in height which is not considered appropriate within the context of comments made by the Council in relation to building height.</p>
<p>The space between the proposed mews extension and the rear elevation of the main building appears cramped and compartmentalised. You should rethink the space between the buildings to make sure this work successfully.</p>	<p>The layout of the proposals has been informed by the planning permissions for the adjacent sites including 317-319 Kentish Town Road and 335 Kentish Town Road. The layout is considered to be successful and commensurate with the emerging pattern of development along York Mews.</p> <p>The separation distances have also been informed by the surrounding planning permissions. All habitable windows have been positioned at least 13.5m away from each other with more sensitive openings (living rooms and bedrooms) enjoying greater separation distances or oriented towards Kentish Town Road or York Mews.</p> <p>All residential units will enjoy primary outlook either to Kentish Town Road or York Mews. Secondary outlook will be in to the centre of the site. Despite the centre of the site being the secondary outlook, this space has been laid out and designed to a high quality. Flats 1 and 3 will benefit from their own private outdoor amenity spaces which greatly exceed minimum requirements in terms of area and depth. The remaining area will be allocated to a new commercial plant zone, which will greatly improve on the</p>

	<p>existing situation, or communal outdoor amenity space. This space will be divided by high quality timber fencing with built in planters and complimented by the built in planted trellis running along the southern boundary of the site.</p> <p>It is also noted that all residential units will benefit from daylight which exceeds the guidelines set out in the BRE guidelines creating a very good standard of accommodation. They will also benefit from sunlight which is in excess of the target guidelines.</p> <p>We believe the proposals are successful, according with the principles of emerging development in the area but also making good use of space. They will optimise the delivery of residential use within a Town Centre and create accommodation which is of a very good quality.</p>
<p>The elevation to the mews could be improved. You should explore a different approach which is more generous to the street, with more interesting architecture. You should investigate making the doorway to the residential flats more appealing to improve the relationship with the street.</p>	<p>As set out above, a revised proposed rear elevation is being submitted alongside this response. The revised design emphasises the residential entrance with new signage and letterboxes.</p> <p>It is important to note that the proposal retains the existing ground floor and seeks to improve its appearance with the existing brickwork to the ground floor retained, made good and painted off white. The ground floor design is required to accommodate the continuing retail use while also facilitating the construction of the new floors above.</p> <p>We believe that the proposals are a considerable improvement on the existing rear appearance of the site.</p>
<p>Please investigate whether the main access staircase and walkway could be widened as they are both rather narrow.</p>	<p>As set out above, the walkway at first floor level is a continuous space with the communal outdoor amenity space i.e. it is not separated. Therefore it is considered to be a very generous space in its current form. The staircase complies with Building Regulations and is considered to be a standard size.</p>
<p>Please could you look at the provision of cycle parking again. The planning statement justifies the lack of cycle parking with reference to the loss of A1 floorspace. Please could you calculate what the loss of floorspace would be (in absolute and percentage terms) in the context of the existing floorspace which the A1 unit currently occupies at basement and ground floor.</p>	<p>As set out above, the Planning Statement submitted with the planning application confirms that 27sqm of existing retail floorspace is affected by the proposals. This equates to approximately 7.5% of the retail floorspace.</p> <p>A revised existing ground floor plan is being submitted alongside this response. This indicatively shows the layout of the retail operator.</p> <p>The proposal are careful to only affect retail floorspace which relates to access and a small portion of storage. This small reduction in floorspace will not compromise the viability of the retail premise/operator. The existing access to the ground floor will be relocated and improved by the proposals. The storage capacity can be absorbed into other areas of the retail premise. Any further take up of retail floorspace would impact on the retail occupier's toilet facilities, goods lift and storage capacity.</p> <p>The Planning Statement also refers to the planning permission for 335 Kentish Town Road (ref: 2019/5037/P) which justified the lack of cycle parking provision for the same reasons.</p>