

Application ref: 2020/5990/P  
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**Development Management**  
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Don Orike Architects Ltd  
12 Imperial Road  
London  
N22 8DE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**131 Kentish Town Road**  
**London**  
**NW1 8PB**

Proposal: Reconfiguration of the roof from flat to pitched; creation of new window openings on the first and second floors to both front and rear elevations; and enlargement of single storey first floor rear extension to form a full-width extension.

Drawing Nos: Site location plan, TS01 00, TS02 00, TS03.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

- 2 All new 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 D1 and D2 of the

London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, TS01 00, TS02 00, TS03.

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

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 The application relates to a three-storey property on the west side of Kentish Town Road. The site is not in a conservation area and the building is not listed, however it forms part of a terrace of 2/3 storey period buildings at 119-131 Kentish Town Road which are on the local list due to their historic origin and contribution to the village character of this part of Kentish Town.

The site is in the Town Centre of Kentish Town but not in a Growth Area. Planning permission is sought for reconfiguration of the roof from flat to pitched; creation of new window openings on the first and second floors to both front and rear elevations; and enlargement of single storey first floor rear extension to full-width by infilling 1.0m gaps on either side. The length would also be increased, from 2.0m to 3.0m

The properties within the terrace have been altered, many have lost their proportions with upward extensions as well as losing features such as their original sash windows.

The proposed roof reconfiguration would not affect views of the property as it would be almost completely hidden from street level. From the rear, it would continue the established run of pitched roofs. It would be finished in slate and would be in keeping with the modest character of the property.

The rear elevations of the properties within the terrace are very mixed in character consisting of large ground floor extensions; many have first floor extensions. The proposed rear extension would enlarge the kitchen. Camden Planning Guidance states that extensions which are higher than one full storey below roof eaves or that rise above the general height of neighbouring projections or extensions should be discouraged. In this instance, the proposed extension would be a storey below the eaves in accordance with the guidance. The proposed rear extension would be rendered and painted.

The windows to the front and rear elevation would be timber-framed sliding sash design, which are appropriate to the character and appearance of the building. The proposed two-bay pattern over two storeys at the front would alter the appearance of the front elevation, providing 4 window openings at the front rather than one. This would not be harmful as the value of the building as a non

designated asset lies more in its scale and grain than its detailed design. No design issues are raised with the modest timber casement window to the rear extension.

Due to the orientation of the property and its location within a terrace of similarly scaled buildings, the proposed pitched roof and rear extension would not impact on the amenity of any of the neighbouring properties to the south in terms of sunlight, daylight, outlook or privacy.

A side window at the rear corner of 133 Kentish Town Road would experience some loss of daylight and sunlight as a result of the works to enlarge the rear extension. This would not cause harm for the following reasons: a gap ca. 1.2m would remain between the window and the facing wall; the impacted window would appear to be at a higher level, possibly a half-level above, thereby reducing the impact of the proposed additional bulk; the impacted window depends for its light and outlook entirely on no. 131 and, as such, could be described as a "bad neighbour" window. Such anomalous windows should not be an unreasonable constraint on the development of the properties they depend on. The amenity impact on this window is therefore reasonable in the context of policy A1. The building up of the gable may impact on windows facing the narrow building gap between the properties, however these would be considered similarly to be "bad neighbour" windows which should not form an unreasonable constraint on the development of no. 131. In conclusion, the proposal is acceptable in terms of amenity impact on neighbours.

- 3 (contd.) The planning history of the site and neighbours has been taken into account when coming to this decision. In particular, it is noted that neighbouring properties have been altered in a similar way to that proposed here following an appeal decision (no.127, July 2015) and the grant of permission by the Council (nos. 123 and 125, September 2016).

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the non-designated heritage asset, under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to the determination of this application. One expression of support was received.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2019.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer