

Application ref: 2021/6195/P
Contact: Fast Track GG
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Date: 24 June 2022

Development Management
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Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Lower Ground Floor
14 A Marsden Street
London
NW5 3HD

Proposal:

Replacement of two existing windows on the rear elevation, replacement of one existing window and door on the side elevation, new bike storage, replacement of a door and front stair alterations.

Drawing Nos: Site Location Plan; B110087 - 1100 A; B110087 - 1101 A; B110087 - 1200 A; B110087 - 1201 B; B110087 - 1300 A; B110087 - 3100 A; B110087 - 3101 A; B110087 - 3200 A; B110087 - 3201 A; B110087 - 3300 A; B110087 - 3400 A; B110087 - 3500 A; B110087 - 3700 A; Design and Access Statement dated December 2021.

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 this permission.

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: Site Location Plan; B110087 - 1100 A; B110087 - 1101 A; B110087 - 1200 A; B110087 - 1201 B; B110087 - 1300 A; B110087 - 3100 A; B110087 - 3101 A; B110087 - 3200 A; B110087 - 3201 A; B110087 - 3300 A; B110087 - 3400 A; B110087 - 3500 A; B110087 - 3700 A; Design and Access Statement dated December 2021.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The living roof over the bike store shall be fully provided in accordance with the approved details and thereafter retained and maintained.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The property is located in West Kentish Town Conservation Area which is identified in the Conservation Area Appraisal as a positive contributor. It is also mainly characterised by mid-19th century terraced properties.

It is proposed to replace two existing windows on the rear elevation and one existing window and door on the side elevation as well as a new bike storage, replacement of a front door and front stair alterations.

The existing uPVC windows (two at the rear and one on the side) as well as the existing uPVC door on the side elevation would be replaced with aluminium windows and door. Whilst the property is located in the West Kentish Town Conservation Area, the proposed aluminium windows and doors are located at the rear and on the side of the property and would not be prominent in public views. Furthermore, it is also considered that the proposed use of aluminium is preferable to uPVC on both design and sustainability grounds.

The proposal also includes the replacement of a timber front door, a new bike storage and front stair alterations.

The existing uPVC door would be replaced with a new timber door on the front

lower ground floor.

The bike store (2.29m in length, 1.33m in width and 1.14m in height) would be constructed of timber and accessed from the stairs to the lower ground floor. It will not have foundations and would therefore not impact the existing tree. Most of the bike store roof would be green with 150 to 200mm of soil to allow for vegetation to grow. The roof of the bike store would be built with a slight slope which would allow water to run-off into the neighbouring bed/soil. Additionally, there would be a drain at the same level as the manhole. There would also be a space for the new bin storage area and an access gate to the bin store. The design is such that it does not open out to the footway. The bike store would be almost concealed from the street view.

Regarding the front stairs, it is proposed that the steps would be rebuilt with even treads and risers and that the tiles would be non-slip to match the existing stairs. The details would match those of neighbouring No. 16 in terms of dimensions and materials/finish.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and West Kentish Town Conservation Area in which it is located, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration. The proposed bike storage would not impact on outlook or light to neighbouring properties given its lower ground floor level.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

There is a comment from the West Kentish Town Conservation Area Advisory Committee about the usability of the bike store. This has been addressed separately in the consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the West Kentish Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies G1, A1, A3, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).

- 3 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

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