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**Date:** 27 July 2022



London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

For the attention of David Peres da Costa  
By Email

Dear David

## **Town and Country Planning Act 1990 (as amended)**

### **Full planning application on behalf of London Borough of Camden**

#### **Land Adjacent to 122 and 133 Kiln Place, London, NW5 4AP**

## **1 Introduction**

We are instructed by our client, the London Borough of Camden to submit a full planning application for:

*“New front entrances and private amenity space for 121 and 122 Kiln Place, new communal walkway between 122 and 133 Kiln Place and the provision of a caretaker store”*

The site to which this application relates is located between 122 and 133 Kiln Place. The application is in addition to the Kiln Place estate regeneration consented under permission reference: 2014/6697/P (as amended by 2016/2651/P, 2017/4471/P and 2019/4473/P) for “15 new homes, enlargement and improvement of playground and landscaping, and other associated works on the estate” and 2017/4472/P for “Replacement of the existing timber louvre screen with low front garden walls and private amenity space including alteration to landscaping and provision of communal pathway” (the “Extant Permission”). A minor material amendment application pursuant to the 2017/4472/P application has been submitted in tandem with this full application (planning portal reference PP-11214267).

The site falls beyond, but immediately adjacent to, the application site for the main Kiln Place estate regeneration, which is now complete.

## **2 Site and Surrounding Area**

The application site measures 53sqm in area and is located within the Kiln Place Estate in Gospel Oak. The site is bounded by green space to the east, the ground floor of 117-122 Kiln Place to the west, residential communal ancillary areas to the north and a hard paved external communal space to the south.

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The Site is not located within a Conservation Area and does not contain any listed buildings. The nearest heritage designations are the grade II listed St Martins Church Hall and the grade I listed Church of St Martin both located approximately 200 metres to the south west of the Site on Vicars Road.

The site is located within Flood Zone 1 which means there is a low probability of flooding from rivers and the sea.

### **3 Proposals**

The proposals set out in this planning letter have been formulated following direct requests from residents for new front entrances to the lower maisonettes of 121-122 Kiln Place, similar to those for 117-120 Kiln Place in the same block that have already been permitted and built out under the application reference: 2017/4472/P. The proposals will additionally result in the creation of a new communal pathway between 122 and 133 Kiln Place from which the stairs leading to the rest of the blocks can be reached. This will replace the current access door to the block adjacent to 122 Kiln Place. Beneath the pathway, a new caretakers store will be created.

It is important to ensure that this new application and the Extant Permission can be implemented in harmony – without conflict. To ensure this, it is proposed to make a minor adjustment to the wording of condition 3 associated with the Extant Permission and a minor material amendment application has been submitted alongside this full application to achieve this. The amended plans remove the areas from the Extant Permission which are no longer proposed to be developed and rather, the detail for that part of the Site is set out as part of this new, full application along with the footpath and caretakers store.

### **4 Materials**

The MMA associated with the Extant Permission, submitted in tandem with this application specifies that the boundary treatments enclosing the new front gardens would be low timber fences and the proposed development through this full application is consistent with this. A trellis above the timber wall is proposed for part of the wall at 122 to provide additional privacy for the residents at 122. This is shown on drawing “Existing & Proposed Sections/Elevations” 116D\_L\_200 (Rev. P01).

### **5 Application and supporting information**

This application is supported by the following information in line with Camden’s Local Area Requirements for Planning Applications (July 2018):

- Application Form;
- Council Own Development Form;
- Site Location Plan (116NEW\_L\_080 P01)



- Existing and Proposed Lower Ground Floor Plan (116NEW\_L\_090 P01)
- Existing and Proposed Ground Floor Plans (116NEW\_L\_100 P01)
- Existing and Proposed Sections Elevations (116NEW\_L\_200 P01)
- This supporting letter.

The application fee of £234.00 (plus service fee) has been paid via Planning Portal.

## 6 Planning Policy Context and Analysis

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan for the site comprises the National Planning Policy Framework (“NPPF”) (2021), The London Plan (2021) and the Camden Local Plan (2017).

### NPPF

**Chapter 8** of the NPPF promotes healthy and safe communities which promote social interaction, are safe and accessible and enable and support healthy lifestyles (**paragraph 92**).

**Chapter 9** of the NPPF promotes sustainable transport and specifically the opportunities to promote walking, cycling and public transport use are identified and pursued.

**Chapter 12** of the NPPF highlights the fundamental nature of creating high quality places in which good design is a key aspect of sustainable development to make development acceptable to communities (**paragraph 126**). **Paragraph 130** sets out the design considerations for developments including ensuring that they will function well and add to the overall quality of the area, are visually attractive and create places that area safe, inclusive and accessible, promoting health and well-being.

### London Plan

**Policy D5** of the London Plan promotes inclusive design which should provide high quality, people focused spaces, be convenient and welcoming with no disabling barriers and be able to be entered, used and exited safely and easily, with dignity for all.

**Policy D8** requires public realm to be well-designed, safe, accessible, inclusive, attractive and well-connected.

**Policy T2** requires development to be permeable by foot and cycle and connect to local walking and cycling networks.

### Camden Local Plan

**Policy C1** of the Camden Local Plan requires development to positively contribute to creating high quality, active, safe and accessible places.

**Policy C6** promotes fair access to facilities and opportunities and expects spaces, routes and facilities to be designed to be fully accessible.



**Policy D1** requires high quality design in development that is inclusive to all, promotes health and is secure. The Council will require that development best meets point's (a-o) of Policy D1 and will “*resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*”.

**Policy T1** prioritises walking, cycling and public transport, including through making improvements to the pedestrian environment and making routes safe and easy to walk through.

## 7 Planning Considerations

### Design and Healthy and Safe Communities

The NPPF, London Plan and Camden Local Plan all place great weight on the need for high quality design, which is of good quality, is inclusive and safe and promotes healthy lifestyles.

The application proposals include the provision of a walkway to safely access the flats in this part of Kiln Place, without needing to navigate additional stairs from the Grafton Road entrance. The addition of a trellis to the top of the wall at 122 will provide further safety for the residents of the area. This is in line with **paragraph 92** of the NPPF and policies **D5** and **D8** of the London Plan. The walkway creates a link between the two blocks of flats which will encourage social interaction, again promoting healthy and safe communities. This will result in a high quality place, which is acceptable development to communities, in line with **paragraph 126** of the NPPF and add to the overall quality of the area, particularly in terms of attractiveness, inclusivity and accessibility, as per **paragraph 130** of the NPPF and policy **C1** of the Camden Local Plan.

The development will be inclusive to all and be secure, and will improve the character and quality of the area and the way it functions, as per policy **D1** of the Camden Local Plan by ensuring that residents can traverse the Site safely thereby improving its functionality.

### Sustainable Travel

The provision of a new communal pathway directly accords with the policies relating to improved movements through the site, and sustainable travel. It will improve movements through the site “*with direct, accessible and easily recognisable routes*” in accordance with Policy **D1** of the Camden Local Plan and prioritise walking and cycling, making routes safer, easier and more accessible, as in accordance with policy **T1** and **C6** of the Camden Local Plan.

The delivery of this access point will promote active travel by way of suitable access and egress from the two blocks of flats and helps to connect public footways. This accords with the intent of **Chapter 9** NPPF, policies **T2** and **D8** of the London Plan and Camden Local Plan.

## 8 Summary

The proposals accord with all relevant national, regional and local planning policy. The new means of access, private amenity space and associated landscaping will have a positive impact on the appearance of Kiln Place Estate and the amenity of both its residents and visitors.



We trust that we have enclosed all the necessary information to allow you to validate this application and look forward to receiving written confirmation of this in due course. If for any reason this is not the case, please do get in touch.

Yours sincerely

A handwritten signature in black ink that reads "Becky Smith".

Becky Smith  
Senior Planner

Enc. As above  
cc. Fai Byfield (LB Camden)

