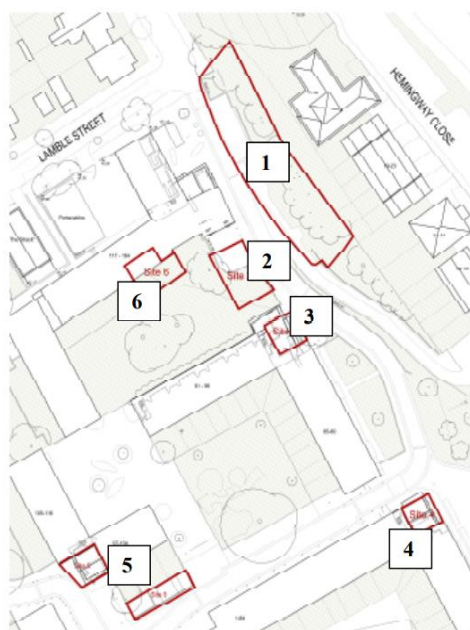


<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/02/2022	
		N/A		<b>Consultation Expiry Date:</b>		05/03/2022	
<b>Officer</b>				<b>Application Number(s)</b>			
Amy Ly				2021/6243/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
171 Kiln Place London NW5 4AP				See draft decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of single storey ground floor side extension and relocation of windows and front entrance door to front elevation of extension.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was posted on 09/02/2022 and expired on 05/03/2022. No responses from neighbouring occupiers were received.					
<b>Conservation Area Advisory Committee and/or Neighbourhood Forum</b>		The site is not within a Conservation area or Neighbourhood Plan area.					

## Site Description

The application site is located within the Kiln Place estate, which is north of Kentish Town and was constructed in the 1960's. It covers an area of approximately 1.8ha and currently includes 164 dwellings. The estate is bounded to north by Lamble Street and Oak Village; to the west by Grafton Road, whilst the eastern boundary is formed by Hemmingway and Meru Close. The application building is only recently completed and formed part of the Gospel Oak regeneration programme, a Camden's Community Investment Programme (CIP) development which consisted of 15 residential units on 6 infill sites within this site which were permitted in 2015 under application ref: 2014/6697/P. The redevelopment scheme consists of a new terrace of 6 houses on Site 1; and facing this, a smaller terrace of 2 houses on Site 2. Sites 3, 4 and 5 are located on the corners of the existing residential blocks and incorporate 6 units of accommodation whilst a single storey house is on Site 6. The application is concerned with no. 171 Kiln Place which lies to the north of infill site referred to as Site 2 (see map below).



The sites are not located in a conservation area, neighbourhood plan area nor are they located next to listed buildings but the surrounding area is quite diverse in terms of architectural style. The Kiln Place estate is a mix of 2 to 5 storey dwellings; the post war Lamble Street estate to the north is two storeys in height whilst Oak Village is characterised by semi-detached Victorian cottages.

## Relevant History

Relevant planning records at the application site:

**2014/6697/P** - Land at Kiln Place (Blocks 1-64 65-80 81-96 97-104 105-116 117-164; entrance ways into 81-96; land between 81-96 and 117-164; land between Kiln Place and Meru Close; land to east of Kiln Place and playground between blocks 65-80 and 81-96) London, NW5 4AJ - Development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works.— **Granted 31/03/2015**

## Relevant policies

### National Planning Policy Framework (2021)

### London Plan (2021)

### Camden Local Plan (2017)

Policy A1 - Managing the impact of development

Policy A3 - Biodiversity

Policy C5 - Safety and security

Policy CC2 - Adapting to climate change

Policy D1 - Design

### Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG – Home Improvements

CPG - Amenity

## Assessment

### 1. Proposal

- 1.1 The applicant seeks planning permission to erect a single storey ground floor side extension, relocating the existing front entrance door and window onto its front elevation. This would create a new entrance to the house.
- 1.2 The proposal as submitted included the creation of a roof terrace has above the new extension, this element of the proposal has been removed following advice from officers that it would not be acceptable in design/amenity terms.

### 2. Design

- 2.1 The host property was constructed as part of a proposal to deliver 15 new homes at Kiln Place within the existing two large post war housing estates (approved in 2015 under app ref: 2014/6697/P). These plots were developed on underused corners of the existing blocks and helped to re-organise and improve the current entrance to the existing buildings. The development consisted of a series of buildings which created new, low rise, intimately scaled streets to improve connectivity across the estates, overlooking of public space and security.
- 2.2 The row of houses to the south west of the development where 171 Kiln Place sits is located are formed of 2 two storey dwellings with a balcony to the front and rear of both properties. To the north of 171 Kiln Place is a side entrance, leading to the rear of the site where the neighbouring property No 173 sits. The terraces at the block of flats 117-164 also overlooks the side entrance. Two rows of little houses form a picturesque backdrop to Kiln Place. On the north side of the street, six 3 bedroom courtyard houses follow the slow curve of the street. Building heights alternate between one and three storeys high.
- 2.3 Site 2 (application site) comprises of an area of hard standing adjacent to Block 117-164 and a grassed area adjacent to Block 81- 96 separated from Kiln Place by a low metal railing. The southern terrace comprises two 2 bedroomed cottages (the application building being the property to the north of the two – unit 2.1). Each cottage has a secluded private garden and is two storeys high. The new houses are constructed in a mixture of rustic pale yellow soft brick. The scale and material quality of the buildings is in keeping with the character and appearance of the surrounding Victorian houses of Oak Village.

- 2.4 Amendments were received with regards to site 2 (unit 2.1) on the original permission in response to officers concerns that the original proposals would have a detrimental impact on the outlook of the nearest existing maisonettes in block 117-164 Kiln Place. Unit 2.1 (application building) was initially situated 5m from the maisonette flats in block 117-164 kiln Place. This was considered to impact detrimentally on the outlook of these properties and amendments were sought to remedy this situation. The proposed amendments to set it away have made it more considerate of the amenity of these flats. No.172 Kiln place was built with a side extension and terrace situated between the two cottages, under the original permission.
- 2.5 Policy D1 (Design) of the Camden Local Plan states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to respect local context and character. The Council will require development to be of sustainable and durable construction and comprise details and materials that are of high quality and complement the local character. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.
- 2.6 In relation to front/side extensions, CPG Home Improvements indicates that they should be set back from the main front elevation; be secondary to the building being extended; be built from materials sympathetic to the existing building wherever possible; respect the dimensions of the existing front porch; and respect and celebrate existing architectural features into new design where they make a positive contribution to the character of the building or groups of buildings.
- 2.7 The proposed extension would sit to the north of the property within its courtyard space, which would create a new entrance facing towards Kiln Place (road) as well as a study room and bathroom. The extension would occupy 13.7sqm of the courtyard garden space, which is mostly hard landscaped, whilst it is disappointing that outdoor amenity would be lost, as 17.2sqm of outdoor amenity space would be retained it is considered acceptable.
- 2.8 Although the extension is modest in terms of scale and matching materials, and is proposed to include a sedum roof which has biodiversity and climate change benefits, the principle of an extension in this location is considered unacceptable. The host building was only recently constructed and part of a high-quality and well-conceived infill scheme approved in 2015. The principle of extending into this space would undo the positive changes which were made to the original scheme prior to its approval. The principle role of this gap (between 171 and the block at 117-164) in the original permission was to provide a visual connection to No.173 which lies to the west of the application site (the rear of the host property) and its entrance, this would be lost as a result of the proposed extension. The gap was also intended to give a degree of openness and space around the existing building mitigating the conglomeration of built form around it. That openness and orientation of windows also allowed for passageway to 173 to feel open and overlooked, with a strong visual connection to Kiln Place, improving safety and security.
- 2.9 The proposed extension would result in the loss of this important gap, which would be detrimental to the built form in the local environment, resulting in the loss of visual connection of 173 to Kiln Place and creating an unsafe space in the entrance to 173.

### **3. Amenity**

- 3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring properties by only granting permission for development that would not harm their amenity. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 3.2 In relation to front/side extensions, CPG Home Improvements indicates that they should respect and duly consider the amenity of adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage and privacy; be designed to not cause overbearing or overshadowing to neighbour's front gardens and the interior of their home; be designed to not result in sense of

enclosure to the adjacent occupiers; and respect and not overlook neighbouring properties and cause loss of privacy.

- 3.3 The existing orientation of the entrance to the side, towards the passage, along with the ground floor windows looking on it, provides a degree of surveillance on this passage, adding to its safety. The proposed extension would change the orientation of the front door to face Kiln Place road instead of the side passage. Given there are no windows proposed on the side elevation, and the loss of the front door and windows facing this direction, the proposal would cause significant harm to the safety, security and natural surveillance which the existing orientation provides to the block of flats and rear properties in the Estate. In any case, it would not be acceptable to propose side windows given the close distance to the nearest habitable windows on the block of flat, which would result in overlooking.
- 3.4 Additionally, the proposed extension would cause significant loss of outlook to no. 173 Kiln Place which lies at the end of the side passage to the rear of the proposed extension. The extension would occupy 2.4m of the space in front of the front entrance to no. 173, which would only leave a gap of 1.5m (of the side passage). The proposal is considered unacceptable in this context given it would block the front entrance and create a sense of enclosure to the property. It would also create a corner which is not visible from the public realm and cause potential for antisocial behaviour/crime by harming the openness and natural surveillance of the area as existing.
- 3.5 Revisions were secured to remove the proposed roof terrace above the extension. Given the close distance to the block 117-164 Kiln Place, a roof terrace in this location would cause significant harm to the amenity of the block of flats and no.173 in terms of loss of privacy. Although screening could seek to minimise the amenity impact, it is considered that screening in this location would seek to create visual clutter at roof level and potential loss of outlook. The removal of the roof terrace is welcomed, however, the extension would still cause harmful amenity impact as outlined above.

#### **4. Recommendation – Refuse Permission**