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Our Ref: 2022/4087/PRE
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Dear James,

Request for Planning Pre-application advice re: 81 – 84 Chalk Farm Road

Thank you for submitting a pre-application enquiry for the above property which was received on 23 September 2022 together with the payment of £1,084. This advice is based on the information provided by the applicant which included a pre-application summary email, design and access statement, daylight sunlight assessment and proposed plans, and the pre-application virtual meeting held on 29 November 2022.

Development Description

The proposal seeks the upwards extension and façade re-design of no. 81 - 84 Chalk Farm Road.

It is acknowledged that a separate application for full planning permission has been submitted to the Council to propose the change of use to Class F(a) and physical alterations to the property including window arrangements and cycle and refuge storage. For the purpose of this pre-application assessment, Officer's advice will be solely based on the information submitted with the request, relating to the proposed roof extension and façade materiality.

Planning History

2022/3740/P - Change of Use from Gymnasium (Class E) to Higher Education (Class F(a)), alterations to window arrangements and associated cycle and refuse storage. **Awaiting Determination.**

9300955 - Change of use from use as a warehouse with ancillary office use to use as a health club and gymnasium (Class D2) as shown on drawing nos. 362/100A 101B. revised on 26.10.93 and internal works as described in letter dated 05.11.93. **Granted 02/12/1993.**

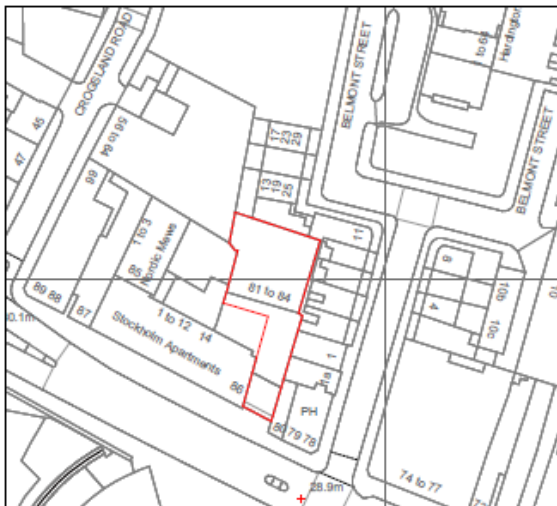
TP73045/7378 - The reinstatement of the building at the rear of Nos. 81-84 Chalk Farm Road, St. Pancras as shown on plans Registered No. 7378 (your drawings Nos. 196/2 and 3) and to its use for warehouse purposes. **Granted 02/09/1963.**

Site Description

The application site is a detached three-storey building and set back from the main frontage of Chalk Farm Road. The proposed site is understood to be vacant since 2020, with the last lawful use being Class E (Gymnasium). The Site's primary access way is located on Chalk Farm Road, with the host property located directly behind no. 85-86 Chalk Farm Road.

The Site is not located in a Conservation Area nor locally or statutorily listed but lies in proximity to the Regents Canal Conservation Area. Furthermore, the application site is immediately behind a group of locally listed buildings on Belmont Street which are considered to have townscape value due to their C19th appearance and height.

The surrounding area is characterised with residential properties and commercial premises on ground floors. The site is located in close proximity to Chalk Farm Underground station and public transport stops.



Relevant Planning Policy Documents

National Planning Policy Framework 2021

The London Plan 2021

London Borough of Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy G1 Delivery and Location of Growth

Policy E2 Employment Premises and Sites

Policy C2 Community Facilities

Policy T2 Parking and Car-Free Development

London Borough of Camden Planning Guidance 2021

Design CPG (2021)

Amenity CPG (2021)

Developer Contributions CPG (2021)
Transport CPG (2021)

Assessment

The planning considerations material to the determination of this application are as follows:

- Design and Heritage
- Amenity
- Transport

Design and Heritage

The proposal seeks the upwards extension of the existing building to create an additional half storey. The roof extension will be cut back from the east façade to reduce the bulk of the massing. The proposal also seeks the provision of new windows on the main and side elevations to increase outlook and sunlight/daylight to the upper floors and a wrap-around skin treatment to the building involving metal work and fenestrations on the southern and western elevations, with the remaining elevations as existing render.

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a conservation area that fails to preserve or enhance the character and appearance of that conservation area.

Policy D2 will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh the harm.

Whilst the site itself is not located in a conservation area, as noted above, it is located immediately behind a group of locally listed building on Belmont Street which are considered to have distinct townscape value due to their C19th height and appearance. The Site is also located in close proximity to the Regents Canal Conservation Area.



The principle of an upwards extension in this location is not opposed, in principle. However, the proposed bulk and massing is substantial and would thereby be impactful to the surrounding heritage assets, and therefore would need to be reduced to be non-visible, or minimally visible, from the surrounding streetscape. As a backland site, it is considered that any such extension will be required to remain subservient to the perimeter architecture of its site. Any future planning application will be required to provide detailed drawings showing the proposed extension's height and massing as seen from all vantage points. This should include views from the wider townscape, especially from the north where the building is most visible. It would also be preferable if all drawings could show more local context, to be able to assess the impact more easily.

In terms of materiality, the proposed cladding appears positive in improving the buildings appearance. The proposals offer a distinct opportunity to improve the thermal performance through the use of insulation and glazing and integrate further measures such as ASHP or PVs in line with policies CC1 and CC2 of the Camden Local Plan 2017. This should be considered prior to formal submission and the supporting statement should explain what measures have been chosen, and the reasons why others have been discounted.

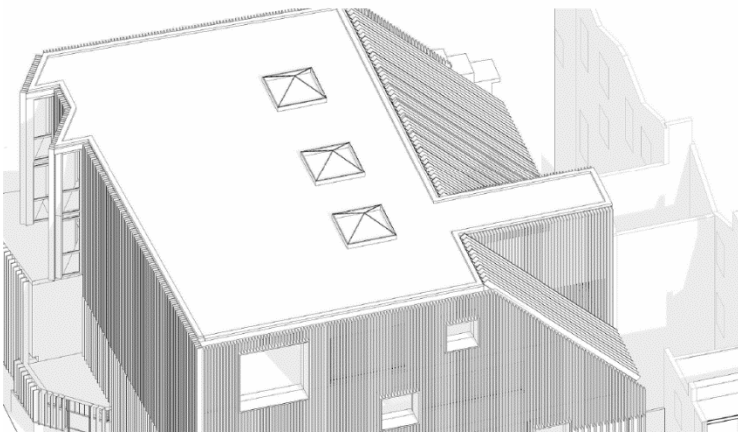
Amenity

Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the amenity of neighbouring properties is protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

To the west, the closest residential dwellings are located over 12m from the western elevation of the host building. The surrounding area varies in height ranging from 3 to 4 storeys.

The closest buildings to the site are located to the east on Belmont Street. Concern is raised due to the close proximity of the rear property outlook to the existing building. Whilst it is acknowledged that consideration has been given to limit the impact on these rear windows by introducing a sloped roof, the Council will assess the proximity and impact on residential amenity in accordance with the criteria in policy A1.

A forthcoming application will need to include the full context of separation distances from each residential window. The Council will also publicise the application and will require any concerns arising from the consultation to be addressed in full in order for the Council to support the proposals.



With regards to daylight and sunlight, the pre-application proposals are supported with daylight sunlight calculations which indicate the proposed scheme will be 100% BRE compliant. The proposed roof design which incorporates the angular slope to the east is supported as this increases access of daylight and sunlight to the neighbouring properties on Belmont Street.

Should a full planning application come forward following this advice, a full Daylight Sunlight report will be required.

Transport

The proposals are promoting the development be car-free, which would be welcomed by the Council, given the site's high PTAL rating. Policy T2 'Parking and Car-Free development' states the Council seeks to limit the opportunity for parking, and therefore seek for all new development to be car-free.

The proposed development intends to provide secure cycle storage space. Policy T1 of the Local Plan states the requirements for the sizing of cycle storage as specified by the London Plan. Further guidance for the minimum expectations on cycle storage is found within the Council's Transport CPG.

A forthcoming application will be required to include a draft Construction Management Plan, covering the period from commencement of construction to full operational occupation of the development to manage on and off-site construction traffic, delivery and removal of materials, and any temporary changes to other traffic movements (including pedestrian and cyclist movements) in and around the site.

Summary

The proposed upwards extension of the building is considered to be acceptable, in principle; however, officers have concerns about the proposed bulk and massing, which need to be reduced. If you submit a planning application, it would be advised to submit the following for a valid planning application:

- Completed application form
- An Ordnance Survey-based location plan at 1:1250 scale denoting the application site in red.
- Elevation Plans at a scale of 1:50 labelled 'existing and proposed'
- Floor Plans at a scale of 1:50 labelled 'existing and proposed'
- Roof Plans at a scale of 1:50 labelled 'existing and proposed'
- Draft Construction Management Plan
- Design and Access Statement including long and short views from the public streetscape.
- Planning Policy Statement
- The appropriate fee
- CIL Form

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on or near the site. We would also place an advertisement in the local press. The Council must allow 21 days from the consultation start date for responses to be received. We also encourage you to speak to your neighbours about the application, prior to submission.

It is likely that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council. If you have any queries about the above letter, please do not hesitate to contact Cameron Banks-Murray on [Cameron.Banks-Murray @camden.gov.uk](mailto:Cameron.Banks-Murray@camden.gov.uk).

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Cameron Banks-Murray
Senior Planning Officer
Planning Solutions Team