

Delegated Report		Analysis sheet	Expiry Date:	21/03/2023
		N/A	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Kristina Smith			2023/0870/P	
Application Address			Drawing Numbers	
Highgate Studios, 53-79 Highgate Road, NW5 1TL			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Request for screening opinion under Regulation 6 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017 for the redevelopment of the site including the demolition and rebuild of Plots A and F and one to three storey roof extensions on Plots B2, E and J and provision of entrance pavilion to provide c.13,000 sqm of commercial office floorspace (Class E) together with ancillary supporting uses, installation of plant, and landscaping works.				
Recommendation(s):		EIA Not Required		
Application Type:		Request for Screening Opinion		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	
Consultations	
Adjoining occupiers:	<p>No formal consultation was carried out, other than statutory consultees who would normally be consulted on as part of the Environmental Impact Assessment (EIA) process.</p> <p>No responses from local residents were received.</p>
Historic England	<p>'We have reviewed the Screening Opinion submission available on your website. Whilst we do not have any observations to make in relation to the Screening Opinion submission, we can confirm that Historic England would be a statutory consultee on any resulting planning application. We may provide comments once we have been consulted on the full application.'</p>
Greater London Archaeology Advisory Service (GLAAS)	<p>'With regards to archaeology, I am in agreement that an EIA is not required.'</p>
Natural England	<p>'It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.'</p>
Contaminated Land	<p>'It is understood the applicant will be seeking detailed (full) planning permission for the comprehensive refurbishment and redevelopment of the site. It is understood the proposed development is for commercial office floorspace in addition to ancillary supporting facilities for the office space including uses such as a cycle hub, food and beverage and a nursery and will include areas of soft landscaping.</p> <p>From review of our records potential contaminative historic land uses on/in the vicinity of site include a wallpaper factory, unknown industrial use, railway land, warehouse, sanitary and motor engineers, are considered to pose a moderate risk.</p> <p>It is therefore considered likely that localised contamination from the previous site use may be present.</p> <p>It is considered that potential contamination will be addressed and covered in the planning application submission. It is likely given the proposed development and historic land uses that a contaminated land condition will be applied to the future development, which would address any potential unacceptable contamination with appropriate remediation (if required).'</p>
Thames Water	<p>'Thames Water are the statutory sewerage undertaker for the area and would like to make the following comments: The EIA Regulations 2017 set out in Schedule 4 that water and wastewater issues may need to be covered in an EIA.</p> <p>Thames Water consider the following issues should be considered and covered in either the EIA or planning application submission:</p>

	<ol style="list-style-type: none">1. The developments demand for sewage treatment and network infrastructure both on and off site and can it be met.2. The surface water drainage requirements and flood risk of the development both on and off site and can it be met.3. Buildout/ phasing details to ensure infrastructure can be delivered ahead of occupation.4. Any piling methodology and will it adversely affect neighbouring utility services.'
London Underground Infrastructure	'London Underground/DLR Infrastructure Protection has no comment to make on this planning application.'

Site Description

The site is Highgate Studios, a collection of inter-connected former factory / warehouse buildings on the western side of Highgate Road and bounded by Sanderson Close to the north, the Murphy's Yard site to the west and partially by Carker's Lane to the south. The site is predominantly in office use with several ancillary uses including a café, nursery and gym, plus two areas of car parking.

The site is approximately 1.1ha and for the purposes of the application has been broken down into 10 building plots (Plots A-J).

The application site is within the Kentish Town Industrial Area and the Kentish Town Planning Framework area. Part of the site (Plot A) falls within the Kentish Town Neighbourhood Plan area and the rest of the site falls within the Dartmouth Park Neighbourhood Plan area.

The application site is not within a conservation area; however, all the buildings on the site, except Plot A, are locally listed. It is also within the Mayor of London's Strategic Viewing Corridor for the protected view from Kenwood to St Pauls Cathedral.

The surrounding area is mixed in character. The eastern side of Highgate Road is predominantly residential (predominantly late C19th terraced housing with some later C20th and C21st infill development). The land to the north of Sanderson Close is also residential in character. The buildings to the south (Maple Building and Highgate Business Centre) are of a similar warehouse character and are predominantly commercial use with some residential. To the west is Murphy's Yard, the former railway lands with large industrial sheds, which is anticipated to come forward for development in the future although no permission has been granted.

Relevant History

2022/4761/P - Replacement of existing single glazed windows with double glazed units across all buildings; creation of new openings – **Granted 17/02/2023**

2011/5030/P: The erection of a roof terrace on top of the office building no. 900 (Class B1) of Highgate Studios which would incorporate a stair access structure, canopy structures, seating areas, planter boxes, railings and related structures. **Granted 07/12/2011** (Building E).

PEX0000102: (Block F) Construction of an additional storey to be used for B1 (office) use. **Granted 26/06/2000**.

Relevant policies

Town & Country Planning Act 1990

Town & Country Planning (Environmental Impact Assessment) Regulations 2017

National Planning Policy Framework 2021

Planning Practice Guidance – Environmental Impact Assessments July 2017

Assessment

Proposal

An Environmental Impact Assessment (EIA) Screening Opinion has been submitted for in respect of the proposal for the partial re-development and extension of Highgate Studios.

The proposals include:

- Plot A – demolition of existing building including car park and erection of a seven storey building with plant enclosure above.
- Plot F – demolition of existing two storey building including car park and erection of a four storey building with plant enclosure above.
- Plot B2 – erection of two storey roof extension with plant enclosure on lower part of building.
- Plot E – erection of part two, part three storey roof extension with plant enclosure above.
- Plot J – erection of one storey roof extension with plant enclosure above.
- Provision of timber entrance pavilion.
- Internal refurbishment to all buildings on site.
- Hard and soft landscaping works across the site.

Assessment

In line with the 2017 Regulations an assessment has been made of the proposed works against the EIA thresholds. Reference has also been made to The Planning Practice Guidance Note 'Environmental Impact Assessment' July 2017.

The proposed development does not fall under the description of a Schedule 1 Development, as defined by the 2017 EIA Regulations that would automatically require a formal EIA. However, the proposal does fall within the description of Schedule 2 as it exceeds the threshold of 1 hectares of none dwelling/house development in column 2 of the table in Schedule 2 of the 2017 Regulations. Therefore, the Council considers the proposal to be 'Schedule 2 development' within the meaning of the 2017 Regulations.

The proposed site is not in or adjacent to a sensitive area which includes:

- Sites of Special Scientific Interest and European sites;
- National Parks, the Broads and Areas of Outstanding Natural Beauty;
- World Heritage Sites and scheduled monuments; and
- In or within a 2.5km radius of a Natura 2000 area – a site designated under the Bird Directive (SPA, the Habitats Directive (SAC), or the Ramsar Convention.

As such, the site is not in a sensitive area as defined in the EIA Regulations.

Taking account of the above, an EIA would be required if the proposed works were judged likely to give rise to significant environmental effects. To make this judgement the local planning authority is required to take account of the selection criteria in Schedule 3: characteristics of development; location of development; type and characteristics of the potential impact.

Within the submission documents, the applicant has evaluated the potential significant environmental effects in terms of the perceived sensitivity of the local environment and with regard to the criteria set out in schedule 3 of the EIA regulations.

They have considered the following potential environmental effects:

- Archaeology

- Biodiversity and ecology
- Socio-economics and health
- Built heritage, townscape and visual
- Traffic and transport
- Air Quality
- Noise and Vibration
- Daylight, sunlight and overshadowing
- Water Resources and Flood Risk
- Ground conditions
- Wind microclimate
- Waste and materials
- Climate change
- Land take and soils
- Major accidents and disasters
- Cumulative impacts

The Screening Report assesses the likelihood of significant environmental effects, including for the works/construction themselves (i.e. temporary impacts) and the completed development (i.e. long-term operational impacts). This is followed by recommendations made under each section.

Any environmental effects associated with the development are unlikely to be significant and could be adequately dealt with via the normal planning application process, including the need to secure a number of mitigating features by planning conditions and through S106 legal obligations. The planning application is proposed to be supported by a number of environmental technical studies, listed below:

- Archaeological Desk Study Report;
- Air Quality Assessment;
- Preliminary Ecological Impact Assessment;
- Daylight and sunlight Assessment;
- Flood Risk and Sustainable Drainage Report;
- Urban Greening Factor Assessment;
- Contamination Land Assessment;
- Fire Statement;
- Health Impact Assessment;
- Noise and Vibration Impact Assessment;
- Townscape and Visual Impact Assessment (TVIA);
- Heritage Statement;
- Statement of Community Involvement;
- Transport Assessment (including Framework Travel Plan and Construction Logistics Plan);
- Delivery and Servicing Management Plan;
- Waste Management Strategy;
- Employment and Training Strategy;
- Design and Access Statement;
- Landscape Statement;
- Operational Management Plan;
- Energy and Sustainability Statement (including Whole Life Carbon and Circular Economy);
- Viability Assessment (if employment and affordable workspace obligations cannot be met).

It is noted that the above list may not be exhaustive and during the pre-application process officers may request further studies to support the planning application(s) as required and as advised by consultees.

Conclusion

The management measures in respect to the Environmental Aspects of the development as outlined within the submission documents have been considered. Whilst the proposed works will generate

impacts, they will be managed through planning conditions and controls in order to mitigate harm and generate benefits.

Given the above, and due to the proposed size, scale and nature of the proposal and the characteristics of the surrounding area, it is considered that the scheme would not be of more than local importance, be within an 'environmentally sensitive location' or 'create any unusual or hazardous effects' pursuant to the selection criteria of Schedule 3 of the EIA regulations 2017.

Therefore, although the development is, by definition, Schedule 2 development, it is recommended that a Screening Option be adopted stating that an EIA is not warranted in this case.