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Submitted via Planning Portal

Planning Department
London Borough of Camden Council

17 May 2023

Our Ref: 7001

Dear Sir / Madam,

RE: Application for Full Planning Permission at Units D2-3 Hawley Wharf, 1 Dockray Place, Camden, London NW1 8QH

On behalf of our client Gail's Ltd (Gail's), we are pleased to submit a planning application, proposing external alterations at the above address in connection with future commercial operations from the site.

Application Site

Units D2-3 Hawley Wharf comprises a ground floor commercial unit set within the wider seven storey building located at 1 Dockray Place, forming part of the wider Hawley Wharf development. The unit is currently vacant, soon to be occupied by Gail's for their head office use. The remainder of the ground floor and basement is occupied by various commercial, retail and leisure uses, and the upper floors consist of residential dwellings.

Units D2-3 are located at the southern end of the building, with the paved area to the south and west of the units pedestrianised to provide access to the wider Hawley Wharf area. The site is bound to the south by railway tracks.

The site is located within Camden Town Centre boundary. The building is neither statutorily nor locally listed and is not located within a Conservation Area.

Application Proposals

Gail's are seeking planning permission for the replacement of a door and window on the southern elevation of Hawley Wharf Units D2-3, and the installation of a louvre in their place. This louvre will serve as extraction to ducting and plant equipment being installed inside the commercial unit. The replacement of the door and window with louvres will result in no alteration to the building façade or the existing frames occupied by the door and window. The location of the louvre and immediate area of its extraction comprises a pedestrian walkway alongside a railway bridge, ensuring that that these proposals will have minimal impact on the residential dwellings on the upper floors in terms of noise or odour.

Demonstrating compliance with Camden Local Plan Policy A4, requiring development to not generate unacceptable noise and vibration impacts, a Noise Assessment has been undertaken by RBA Acoustic in support of these proposals. This concludes that the noise from the plant and its extraction will not result in a significant impact on the amenity of the nearest identified residential properties.

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
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In support of this application, please find enclosed the following:

- Application Forms
- Application Fee of £234.00
- Drawing Pack
- Plant Noise Assessment (prepared by RBA Acoustics)

We trust that the application meets the council's validation requirements, but should you require anything further please do not hesitate in contacting the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Baker', with a stylized flourish at the end.

James Baker

Planner

Planning Potential

London

Enc.