

Application ref: 2023/0093/P
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Date: 25 August 2023

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DWD
DWD
6 New Bridge Street
LONDON
EC4V 6AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Alpha House
Regis Road
London
Camden
NW5 3EW

Proposal: Demolition of the existing building and the construction of a self-storage facility (Use Class B8) and office space (Use Class E(g)(i)), together with vehicle and cycle parking and landscaping

Drawing Nos: Drawings: (prefix 2314-) X02; P01; P02; P03; P04; P05; P06; P07; P08; P09; P10

Planning Statement (inc draft Heads of Terms), prepared DWD; Design and Access Statement (inc visualisations), prepared by Mountford Pigott; Soft Landscaping Strategy and Drawings, prepared by Rappor; Air Quality Assessment (inc Air Quality Neutral Assessment and completed Camden Air Quality Pro Forma), prepared by RPS; Sustainability Statement, prepared by Blewburton Limited; BREEAM New Construction Pre-Assessment, prepared by Blewburton Limited; Energy Assessment, prepared by Silcock Dawson; Arboricultural Impact Assessment and Arboricultural Method Statement (inc Tree Protection Plan), prepared by Crown Consultancy; Noise Impact Assessment, prepared by Sharps Acoustics; Preliminary Ecological Assessment, prepared by RPS; Biodiversity Net Gain Assessment, prepared by RPS; Construction & Environmental Management Plan (including Construction Transport Management Plan), prepared by Big Yellow Self Storage; Daylight and Sunlight Assessment, prepared by GIA; Economic

Statement, prepared by Quod; Employment and Training Strategy, prepared by Big Yellow Self Storage; Circular Economy Statement, prepared by Silcock Dawson (inc Building Condition Survey, prepared by Paragon); Whole Life-Cycle Carbon Assessment, prepared by Silcock Dawson; Land Quality Statement, prepared by Campbell Reith; Remediation Specification, prepared by Campbell Reith; Fire Statement, prepared by Hydrock; Drainage Strategy and Maintenance Statement (Rev P6) (inc completed Camden Drainage Proforma), prepared by Campbell Reith; Designers Risk Assessment, prepared by Campbell Reith; Transport Assessment, prepared Rappor; Euroseam green roof details; Ground Investigation Factual Report, prepared by Harrison Geotechnical Engineering; Travel Plan, prepared by Rappor; Delivery and Servicing Plan, prepared by Rappor; Statement of Community Involvement, prepared by Kanda

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposal, by representing piecemeal development, prejudices the comprehensive redevelopment of the area and fails to promote the most efficient use of land, including the provision of a mix of land uses and supporting infrastructure, contrary to policies G1 (Delivery and location of growth), E1 (Economic development) and H1 (Maximising housing supply) of the Camden Local Plan 2017 and policies SP2 (Kentish Town Potential Development Area) and SP2a (KTPDA - General Development Criteria) of the Kentish Town Neighbourhood Plan 2018.
- 2 The proposed development, by reason of its height, mass, footprint and detailed design, would fail to make the best use of its site or respect the design aspirations for the Regis Road Growth Area, contrary to policies G1 (Delivery and location of growth) and D1 (Design) of the London Borough of Camden Local Plan 2017 and policies D3 (Design principles) and SP2a (KTPDA - General Development Criteria) of the Kentish Town Neighbourhood Plan 2018.
- 3 The proposed development, in the absence of a condition and feasibility study and options appraisal, has failed to demonstrate that the proposed substantial demolition is justified contrary to policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017 and policies SI2 (Minimising greenhouse gas emissions) and SI7 (Reducing waste and supporting the circular economy) of the London Plan 2021.
- 4 The proposed development, in the absence of a legal agreement to secure the details set out on the sustainability and energy plans and a BREEAM pre-assessment would be likely to contribute to climate change, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC3 (Water and flooding), CC4 (Air quality) and DM1 (Delivery and monitoring of the London Borough of the London Borough of Camden Local Plan 2017 and policy SP2a of the Kentish Town Neighbourhood Plan 2018.
- 5 The proposed development, in the absence of a legal agreement to secure a car-free development, would be likely to contribute unacceptably to parking stress, environmental impacts and congestion in the surrounding area, contrary to policies

T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development), CC1 (Climate change mitigation) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017 and policy SP2a (KTPDA - General Development Criteria) of the Kentish Town Neighbourhood Plan 2018.

- 6 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, construction impact bond and a financial contribution for construction management plan monitoring, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 7 The proposed development, in the absence of a legal agreement securing a carbon off-set contribution, would fail to meet the requirement for zero carbon, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change) and DM1 (Delivery and monitoring) of the London Borough of the London Borough of Camden Local Plan 2017.
- 8 The proposed development, in the absence of a legal agreement for a Local Level Travel Plan and financial contributions for the associated monitoring, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 9 The proposed development, in the absence of a legal agreement securing a local employment and training package including an appropriate financial contribution, would fail to support employment opportunities for local residents and contribute to the regeneration of the area, contrary to policies G1 (Delivery and location of growth), E1 (Economic development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 10 The proposed development, in the absence of a legal agreement securing affordable workspace for SMEs, would fail to provide a range of premises for businesses to support Camden's economy, contrary to policies G1 (Delivery and location of growth), E1 (Economic development), E2 (Employment premises and sites) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- 2 Please note that reasons for refusal nos. 4, 5, 6, 7, 8, 9 and 10 could be addressed and would potentially 'fall away' if a legal agreement to secure the items should be satisfactorily entered into by the applicant/relevant landowners.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer