

6 Torriano Mews, Camden,
London, NW5 2RZ
Planning Statement
Change of Use from Office to Residential

28/09/2023

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1. Introduction

1.1.1 This Planning Statement is for no. 6 Torriano Mews, Camden, London NW5 2RZ.



1.1.2 The application Site comprises a two-storey end of terrace property within a row of three-storey building units on Torriano Mews, located off Torriano Avenue. The property is currently used as offices (Use Class E).

1.1.3 The Site also includes one designated car parking space located South of the property, as outlined in red on the Location Plan above.

1.1.4 The terrace was originally constructed as offices in 1989. However, in recent years, five of the six units which compose the terrace have been converted to residential units (Use Class C3). Further information is provided in section 3 of this Statement.

- 1.1.5 The Site is not within a conservation area nor is listed or in the vicinity of any listed buildings. The property is however subject to an Article 4 Direction which has withdrawn permitted development rights allowing a change of use from offices to residential use. The Site falls within the Kentish Town Neighbourhood Forum area.
- 1.1.6 The property has been marketed for use over the last 18 months, without success. The marketing report attached is providing evidence.
- 1.1.7 Although this falls below the 2 years required as a minimum in Policy E2, the employment CPG allows for some flexibility in certain circumstances which, given it is a more recent publication, and more reflective of current challenges in the commercial market. The circumstances cited in the guidance include:
- where the premises have been actively marketed for sale for at least 12 months up to the date of the submission of the planning application; or
 - where the premises have been completely vacant for at least three continuous years up to the date of the submission of the planning application.
- 1.1.8 Accordingly, in line with recent approvals along the mews, the applicants seek to change the use of the property to accommodate a family house, together with associated alterations to fenestration, landscape proposal to the adjacent outdoor space and provision of cycle and waste storage.

2. Description of the Site and Surrounding Area

2.1.1 The Site is located on Torriano Mews, which is accessed off the western side of Torriano Avenue (undercroft access at no.91 and no. 105 Torriano Mews).

2.1.2 Torriano Mews comprises a row of 6 terraced properties of which the Site occupies the eastern end. Please see Site Context image below.



- 2.1.3 The building is clad with London stock bricks, the mono-pitch roof is made of fibre cement slate roof tiles.
The property was originally built in 1989 and used as an office. A mezzanine level was added in 1997.
The property is currently vacant.
- 2.1.4 The ground-floor accommodates 95.0 sqm, the mezzanine level/ first floor accommodates 25.0 sqm. The Site has a total GIA of 120.0 sqm.
- 2.1.5 The Site benefits from an outdoor space of 27.0 sqm adjacent to the building and one designated car parking bay.
- 2.1.6 Whilst the terrace was originally built for office use, the character of the mews has changed over recent years, with most of the properties forming the terrace having been converted from offices (Use Class E) to residential accommodation (Use Class C3). The terrace is now predominantly residential in use and character. See Planning History section below for further information.
- 2.1.7 The surrounding area including, Torriano Avenue, Leighton Road and Leighton Grove are all residential streets consisting of large 3 storey plus basement terrace dwellings.
- 2.1.8 The Site benefits from a Public Transport Accessibility Level (PTAL) of 4 (good), on a scale of 0-6.

3. Planning History

- 3.1.1 There are no available planning records relating to the application Site.
- 3.1.2 Of six properties which form the terrace, four have been granted permission to convert from offices to residential use, and one is currently registered for a change of use from Offices Class E to 3 flats Class C3. These permissions have fundamentally altered the character and use of the mews.

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- 3.1.3 Full planning permission was granted for the change of use from office (Use Class B1a) to residential to provide 6 flats (Use Class C3), including alterations to fenestration and addition of rooflight and smoke vent.
- 3.1.4 The property was marketed for a total of 17 months. There is no officer report available online, however it is clear the Council deemed the marketing period and evidence provided to be acceptable.
- 3.1.5 The development was approved subject to a legal agreement securing both affordable housing contributions and car free housing.

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- 3.1.6 Full planning permission was granted for the change of use from offices (Use Class B1a) to residential, to provide 3 flats (Use Class C3).
- 3.1.7 The officer delegated report acknowledged that the Council's CPG (Employment Sites and Business Premises, 2018), required continuous marketing for at least 2 years, but that para. 47 of the CPG stated that the Council would consider shorter marketing periods. The application was supplemented with a thorough marketing report which demonstrated that the property has been actively marketed for both sale and rent, albeit for less than 2 years, and the loss of offices space was accepted.
- 3.1.8 The quality of proposed residential accommodation was considered acceptable.
- 3.1.9 In terms of affordable housing, the Council's sliding scale was applied which secured a payment in lieu, via s106. The s106 also secured the development as car free.

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- 3.1.10 Before the Article 4 Direction Was introduced to the area (restricting office to residential permitted development rights) prior approval (under the former Class J of the GPDO) was granted for the change of use from offices (Class B1) to 3 x self-contained residential flats (class C3) in 2014.

- 3.1.11 The officer delegated report confirmed that prior approval was required and was granted, subject to a section 106 legal agreement securing the new units as car-free, on the basis that appropriate mitigation measures are in place to manage the transport impacts of the proposal. The proposal was deemed to comply with Class J2(a) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

4. Relevant policies and guidance

- National Planning Policy Framework 2021
- The London Plan 2021
- Camden Local Plan 2017
- **Camden Planning Guidance**, including Employment Sites and Business Premises (Jan 2021); Amenity (2021); Housing (2021); Transport (2021); etc.
- **Kentish Town Neighbourhood Plan**

According to the Council's Proposals Map, the Site's only designation is that it falls within the Kentish Town Neighbourhood Plan Area.

There are no listed buildings in the vicinity nor does the site fall within a Conservation Area, nor any protected views.

The site is within residential Charging CIL Zone 2; it and Controlled Parking Zone.

5. Assessment

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

- Land use / the principle of development
- Dwelling mix
- Quality of residential accommodation
- Affordable housing contribution
- Design
- Impact on neighbouring land uses
- Energy and sustainability
- Transport
- Waste and recycling
- Flood risk and drainage
- Air quality

5.1 Principle of Development (Change of Use from Offices to Residential)

Loss of Office Use

- 5.1.1 Policy H1 regards housing as the priority land-use of the Local Plan. The site is considered well suited to residential given that several other properties in the mews are now in residential use and the site has good accessibility by public transport with a PTAL rating of 4.
- 5.1.2 Local Plan Policy E2 (Employment Premises and Sites) states that Camden will resist development of premises and sites for non-business use unless it is demonstrated to the Council's satisfaction:
- a. The site or building is no longer suitable for its existing business use, and,
 - b. That the possibility of retaining, reusing, or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.
- 5.1.3 Further guidance is found in the Employment Sites and Business Premises SPG which states that the Council will require evidence of marketing exercise to support an application involving the loss of employment uses, in line with Local Plan policy E2. As a minimum, the Council will expect marketing exercise to include the following.
- a. Use of a reputable local or national agent with a track record of letting employment space in the borough;
 - b. A visible letting board on the property (constant through the marketing period);

- c. Marketing material should be published on the internet, including popular online property databases such as Focus and should include local or specialist channels where appropriate – e.g. jewellery-specific press in Hatton Garden, through Business Improvement Districts, the GLA’s Open Workspace Group or other workspace providers;
- d. Existing lawful use of the advertised premises should be included in the marketing materials;
- e. Continuous marketing over at least 2 years from when the letting board is erected and the property is advertised online (i.e. not simply from when agents were appointed) to the date of the submission of the planning application;
- f. Advertised rents should be reasonable, reflecting market rents in the local area and the condition of the property;
- g. Lease terms should be attractive to the market:
 - be for at least three years, with longer terms, up to five years or longer, if the occupier needs to undertake some works.
 - and/or include short term flexible leases for smaller premises which are appropriate for SMEs; – appropriate rent-free periods should be offered to cover necessary fit out or refurbishment costs.
- h. A commentary on the number and details of enquiries received, such as the number of viewings and the advertised rent at the time, including any details of why the interest was not pursued; and
- i. Where there is an existing employment use then we will require evidence that the tenant intends to move out.

5.1.4 The Site has been extensively marketed since May 2022. A marketing report has been completed for the Site by Salter-Rex and accompanies this planning application.

5.1.5 The property has been marketed for 18 months. Whilst this falls short of the Local Plan expectations, the Council advise in their Employment and Office Space SPG that they will consider shorter marketing periods in the following circumstances.

- a. where the premises have been actively marketed for sale for at least 12 months up to the date of the submission of the planning application; or
- b. where the premises have been completely vacant for at least three continuous years up to the date of the submission of the planning application; or
- c. where the premises have the benefit of a valid planning permission involving demolition and or redevelopment of the premises.

- 5.1.6 The property has been advertised for sale for at least 12 months (ie. 18 months) in compliance with criterion a. Additionally, it should be noted that with regards to Number 4-5 Torriano Mews which was granted permission for the change of use from offices to residential in October 2020, that property was only marketed for 17 months which started in March 2019. The Council raised no issues with this timeframe. The same applied to no.2 Torriano Mews, where the change of use was granted.
- 5.1.7 The enclosed marketing information demonstrates that the building is no longer suitable/attractive for its existing business use, and that the possibility of retaining and reusing the Site for similar type and size of business use has been explored through an active marketing campaign.
- 5.1.8 It is also clear from the recent planning history along the Mews, including nos, 2, 3, 4 and 5, that the issues pertaining commercial use at the Application Site are not isolated. All of the above properties have been granted permission to change their use from offices to residential, with number 2, 4 and 5 having been granted the changes of use in the last 3-4 years, under the current Local Plan.
- 5.1.9 Accordingly, the principle of the proposed loss of offices is acceptable and should be supported.

Proposed Residential Use

- 5.1.10 It is proposed to accommodate a family house (use class C3)
- 5.1.11 The NPPF, states that “To support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.
- 5.1.12 The NPPF paragraph 69 further states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites, local planning authorities should, amongst other things, “(c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and (d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes”. The above is further emphasized in section 11 (making effective use of land) of the NPPF.
- 5.1.13 The London Plan echoes the NPPF. Policy GG2 (Making the best use of land) seeks to create successful sustainable mixed-use places that make the best use of land. The Policy states that those involved in planning and development must enable the development of brownfield land, and sites within and on the edge of town centres, as well as utilising small sites, prioritise sites which are well-connected by existing or planned public transport and proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, and apply a design-led approach to determine the optimum development capacity of sites.
- 5.1.14 London Plan Policy GG4 (Delivering the Homes Londoners Need) further states that to create a housing market that works better for all Londoners, those involved in planning and development must ensure that more homes are delivered, support the delivery of the strategic target of 50 percent of all new homes being genuinely affordable, and create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs.
- 5.1.15 At a local level, Camden’s Policy H1 (Maximising Housing Supply) states that the Council will secure the delivery of at least 16,800 new homes across the borough between 2016 and 2031. This will be achieved through self-contained housing as the priority land use of the Local Plan, working to return vacant homes to use and ensure that new homes are occupied, resisting alternative development of sites identified for housing or self-contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for housing and where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.
- 5.1.16 The Policy further states that in seeking to maintain the housing supply, the Council will adjust the type and mix of housing sought, having regard to the financial viability of development, the sales or capital value of different house types and tenures and the needs of different groups.
- 5.1.17 The Site lends itself to the development of a house. It is in a predominantly residential area with the majority of the Mews units being converted from office space to residential flats.
- 5.1.18 The principle of residential use should be strongly supported.

5.2 Dwelling Size

- 5.2.1 The proposed house is a 3-bedroom house (1 double bedroom and 2 single bedroom)
- 5.2.2 Policy H7 of the Local Plan aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
- 5.2.3 Section 3.34 of CPG-Housing is stating:
- 5.2.4 For market housing, the high priority dwelling sizes set out in the Local Plan are 2-bedroom and 3-bedroom homes.

5.3 Quality of Accommodation

- 5.3.1 The Council has adopted the Nationally Described Space Standards (NDSS) for dwellings. The space standards set out the minimum gross internal floor areas for dwellings as well as requiring certain minimum sizes of bedrooms.
- 5.3.2 The proposed family house exceeds the minimum standard, including their overall flat size, bedrooms, storage etc.
- 5.3.3 It is providing 120.0 sqm for a 2 storey 3-bedroom, 4 persons' house.

Technical requirements

House size	NDSS requirement (2 storey dwelling)	Proposed
3b4p	84.0 sqm	120.0sqm

Bedroom	NDSS requirement	Proposed
Double bedroom 1	11.5 sqm	16.8 sqm
Single bedroom 2	7.5 sqm	13.6 sqm
Single bedroom 3	7.5 sqm	10.2 sqm (*12.8 sqm total)

* Including area narrower than 2.15m

- 5.3.4 The family house is served with a 27.6 sqm external amenity space.
- 5.3.5 The family house proposed will provide a good quality of accommodation in terms of access to daylight and sunlight.

5.4 Affordable Housing Contribution

- 5.4.1 Policy H4 of the Local Plan seeks to maximise the supply of affordable housing in the borough and expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floor space of 100 sqm (GIA) or more.
- 5.4.2 The proposal would provide an additional home, involving a total addition to residential floorspace of 120 sqm GIA. As such, the proposal triggers the requirement for a contribution towards affordable housing.
- 5.4.3 Targets are based on an assessment of development capacity whereby 100 sqm GIA of housing floorspace is generally considered to create capacity for one home and a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% of for each home added to capacity. In this case the target would be 2%.
- 5.4.4 Where development has the capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing.
- 5.4.5 The financial contribution would be secured by section 106 legal agreement if the application were approved.

5.5 Design

- 5.5.1 Paragraph 124 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.5.2 6.25 Paragraph 127 adds that developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping, be sympathetic to local character and history, establish a strong sense of place, whilst optimizing the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- 5.5.3 6.26 Local Plan Policy D1 states that all developments, among other objectives, to achieve high quality design should respect local context and character and preserve or enhance the historic environment and heritage assets in accordance with Policy D2 Heritage. The Council will require all development, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider the following.
- Character, setting, context and the form and scale of neighbouring buildings.
 - The character and proportions of the existing building, where alterations and extensions are proposed.
 - The prevailing pattern, density, and scale of surrounding development.
 - The impact on existing rhythms, symmetries, and uniformities in the town scape.
 - The composition of elevations.
 - The suitability of the proposed design to its intended use.
 - Inclusive design and accessibility.
 - Its contribution to public realm and its impact on views and vistas, and,
- 5.5.4 The wider historic environment and buildings, spaces, and features of local historic value. 6.27 The established context of the Site is residential, with four of the six properties forming the terrace already converted from offices to residential.
- 5.5.5 There is minor external alteration proposed to the building. The existing glazing in the property is of poor quality so it is proposed to replace the existing facade windows, the entrance door, and roof lights with extended rooflights to provide an appropriate level of natural light throughout the building.
- 5.5.6 All new glazing will be double-glazed. The new rooflights will have an aluminium framed in RAL 7016 and will include integrated external shutters that will contribute to thermal performance of the system.
- 5.5.7 The South and East facades will have new composite timber-aluminium frame double glazed windows and door in RAL 7016.
- 5.5.8 The outdoor amenity space will introduce additional soft landscape to the site, contributing to the biodiversity and drainage credential of the site.

5.6 Impact on Neighbouring Amenity

- 5.6.1 Camden Local Plan Policy A1 - Managing the Impact of Development - states that the Council will seek to protect the quality of life of occupiers and neighbours and will only grant permission for developments that do not cause unacceptable harm to amenity. Factors that are considered, amongst others are, visual privacy, outlook, sunlight, daylight, and overshadowing.
- 5.6.2 There are not additions to the building form and thus the proposal will not result in any change in terms of daylight/sunlight or overshadowing to any surrounding properties.
- 5.6.3 There is no alteration to the fenestrations on the façade. The minor alterations proposed are for are rooflights.
- 5.6.4 The application site is understood to be the last property in the terrace in commercial use. All other properties are converted to residential. Accordingly, the conversion to residential use will be consistent with the setting and overall, is considered to result in an improved residential setting for all.
- 5.6.5 Finally, the development will be delivered as car free and therefore will reduce vehicular comings and goings from the site, improving neighbouring amenity in that regard.

Construction Management Plan

- 5.6.6 Construction Management Plans (CMPs) are expected for major developments and the Council will assess the need for a CMP for smaller developments on a case-by-case basis.
- 5.6.7 Typically, a CMP will be expected where the following developments are proposed:
- major developments;
 - other developments, assessed on a case-by-case basis, where:
 - a. the construction process has a significant impact on adjoining properties particularly on sensitive uses;
 - b. particular 'on-site' issues arising from the construction process are identified (e.g. large scale demolition or complicated or intrusive remediation measures);
 - c. sites with poor or limited access;
 - d. sites with restricted access through narrow residential streets;
 - e. basement developments;
 - f. where substantial work to listed buildings or adjacent to listed buildings is proposed;
 - g. where wildlife could be seriously affected;
 - h. the anticipated length of the demolition, excavation or construction period could cause significant disturbance;
 - i. the construction process is likely to take place outside normal working hours;
 - j. specific issues have been identified in the light of external consultation (where these are supported by objective evidence);
 - k. where constraints arising from the layout or size of the site could impact on the surrounding road network;
 - l. where there are already a high number of existing active construction sites within the local area;
 - m. canal side sites; and

n. rail-side sites.

5.6.8 The alterations to the existing fabric are limited to the rooflights openings. Demolition will not affect structural components. The proposal is considered as a minor works construction project, with an expected construction cost below £200,000.

5.6.9 Considering the criterion above, it is assumed that a CMP won't be necessary.

Air Source Heat Pump (ASHP) noise assessment

5.6.10 The proposal includes the installation of an Air Source Heat Pump (ASHP).

5.6.11 The 11KW outdoor unit will be located as indicated on the plans, to a minimum distance of 1.0m from the site boundary and away from the neighbours' facades to minimum nuisance.

5.6.12 The Committee on Climate Change has stated that "new homes should not be connected to the gas grid from 2025" and the Future Homes consultation indicates that "there is a need to establish heat pumps as a mass market solution for low carbon heating". Domestic heat pumps are installed in the UK under the Microgeneration Certification Scheme, which avoids the need for local authorities to scrutinise their installation and is necessary in order to expedite the reduction of the UK's greenhouse gas emissions. As part of the scheme the installer must complete a noise assessment that requires the total sound pressure level, plus a notional background noise level, not to exceed 42dB LAeq,5mins at the nearest residential receiver.

5.7 Energy and Sustainability

5.7.1 Policy CC1 of the Local Plan requires all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. The policy promotes zero carbon development and requires all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy.

5.7.2 Policy CC2 requires development to be resilient to climate change, by adopting appropriate climate change adaptation measures such as the protection of green spaces and promoting new green infrastructure; not increasing, and wherever possible reducing, surface water run-off through increasing permeable surfaces and use of Sustainable Drainage Systems; incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and, measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

5.7.3 Please refer to the Design and Access Statement for the Sustainability Statement

5.8 Transport

- 5.8.1 In line with policy T2 Parking and Car-Free Development, the development will be car free and parking permits for future occupiers will be restricted this will be secured via a S106 agreement.
- 5.8.2 All residents and guests will arrive by foot, cycle, or public transport. In line with Policy T1 (Prioritising Walking, Cycling and Public Transport), cycle parking is provided for all three residential units.
- 5.8.3 The units will be served by a total of 4 x cycle parking spaces which exceed the minimum requirement stated in the London Plan Guidance.

5.9 Refuse Storage

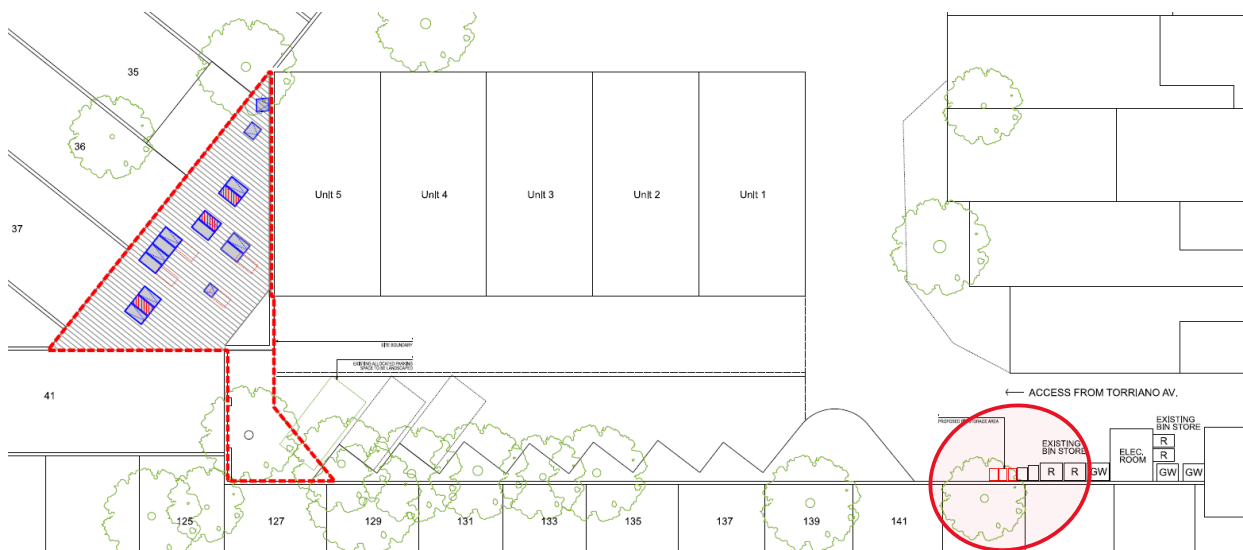
5.9.1 There is an existing communal refuse storage area towards the entrance of the Mews. It is proposed that the refuse will be located within the existing communal bin storage area.

5.9.2 As set out in the Camden Planning Guidance: Design January 2021 - Waste Collection in Camden, the volume per dwelling with three bedrooms or less per week is:

- 120 litres for general waste,
- 140 litres of mixed dry recycling, and
- 23 litres of food waste.

5.9.3 The development proposes:

- 1no. 140L General refuse bins,
- 1no. 140L of mixed dry recycling bins,
- 1no. 140L of food waste bin.



6. Summary and Conclusions

- 6.1.1 This Planning Statement has been in support of the proposed change of use of No. 6 Torriano Mews from offices (Class E) to residential (family house) (Class C3).
- 6.1.2 No. 6 Torriano Mews is currently vacant and was previously uses as a self-contained office which is arranged over two storeys covering the ground and first floor. The accommodation is largely open plan.
- 6.1.3 The property has been extensively marketed for a period of 18 months, but without success. The property is understood to be the last remaining property within the terrace use as offices, with all others having been granted planning permission for a change of use to residential in recent years.
- 6.1.4 The provision of new housing and the change of use of redundant office space is supported by all tiers of policy provided this can be demonstrated by the applicant through a marketing assessment. A marketing assessment accompanies this statement.
- 6.1.5 It is proposed to change the use of the property from offices (Use Class E) to a family house (Use Class C3). 3-bedroom, 4 persons family house is to be provided. The proposal has been designed to accord with nationally described internal space standards.
- 6.1.6 The proposal will be provided as car free. Cycle parking is provided adjacent to the Site. 4 bicycles spaces are provided.
- 6.1.7 The allocated carpark space will be landscaped.
- 6.1.8 Very limited external changes are proposed, including replacement windows and doors, and enlarged rooflights, to improve the overall quality and use of the building as residential.
- 6.1.9 The application is supported by all relevant technical documents to allow the Council to materially assess the acceptability of the proposed development.
- 6.1.10 For the reasons set out herein, and within the supporting documents, we respectfully request the permission is granted.