

PLANNING AND DESIGN STATEMENT

16 Rochester Mews, London

Conversion and change of use of ground floor unit to 3 flats.

Greenhayes Planning Ltd

INTRODUCTION

1. This statement is prepared on behalf of our clients, in support of a full planning application for the change of use of the vacant commercial building and conversion to 3 flats at 16 Rochester Mews, Camden, London, NW1 9JB. This application follows an extensive marketing campaign whereby the pre-application discussions with the council including an on-site meeting and this feedback has informed the current proposals.
2. This statement will assess the proposed development against the development plan and any other material considerations, including the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG) and will ultimately justify the development in planning terms. The application will also have regard to the draft NPPF likely to be released this year and the emerging Draft London Plan.
3. This statement will firstly describe the site and its surroundings, its planning history including the pre-application discussions, the detail of the proposals before discussing the current planning context to the application. The statement will then examine the development against the relevant planning policies before summarising a positive planning case within its conclusion.

THE SITE AND ITS SURROUNDINGS

4. The site is a ground floor commercial unit which forms part of a larger residential block, which has 5 flats above. The building consists of brickwork, with two entrances to the western elevation and high levels windows to the southern elevation. The building fronts onto Rochester Mews to the west and a private side road to a residential development runs to the south. The property lies within a predominately residential area, although there are some commercial uses in the wider area. The site is close to bus routes and tube stations, with Camden Town a short distance to the south west.

PLANNING HISTORY

5. The building was constructed under the application 14/5510 which granted a B8/B1 use at ground floor and 5 residential flats above. This was completed in 2020.

6. In 2021, in order to broaden the scope of potential occupiers/buyers of the ground floor unit, an application was submitted to change the use of the building to Class E and this was approved under 2021/3354/P. A copy of this advice is attached at **Appendix 1**.

PRE-APPLICATION DISCUSSIONS

7. This development has been subject to a pre-application meetings with the council which was held under 23/4284/PRE . The main points raised in this meeting was as follows;
 - Acknowledge that marketing has been undertaken but further information needs to be provided.
 - If it can be demonstrated that the commercial use is not viable then housing can be considered.
 - Advice in respect of the amenity space, outlook and detailing of certain parts of the layout.
 - Content with the general alterations and adding of windows.
 - Provide necessary cycle and waste provision for the extra units.
 - Mix is acceptable as it includes 3 units which are of high priority.
8. As a result of this advice, the scheme has been updated with further information provided on the marketing campaign and the layout has been updated to address the comments on design, layout and outlook.

THE PROPOSALS

9. Planning permission is sought for the change of use and conversion of the ground unit to create 3 flats which will be laid out across the ground floor. The 3 flats will be 2 bedroom units which will meet and exceed the national space standards for 2b 3p person units and will offer a good level of accommodation and amenity as well as having private amenity space.
10. The external changes will be limited to new windows and amenity spaces, which will look to reflect the materiality style of the windows above and also other similar features in the local area. In comparison to the existing roller doors, the changes can be seen as an enhancement to the building.
11. Two of the flats will have cycle and waste storage within the existing stores and the eastern unit will have an individual access along with its own waste and cycle storage. The flats will

also be car free and the applicant is content to enter into a S106 legal agreement to secure this arrangement.

PLANNING POLICY CONTEXT

12. Section 38 of the Planning and Compulsory Purchase Act 2004 states that development must be undertaken in accordance with the development plan unless material considerations indicate otherwise. This plan led approach is confirmed in the National Planning Policy Framework (NPPF) which also provides guidance on the weight that should be afforded to adopted plans and those emerging through the local plan adoption process. The relevant development plan for the purposes of this application is the Camden Local Plan which was adopted in 2017. In the pre-application meeting the council cited housing policies (H1-H7, H4 and H6), E2 (employment premises), Design/Heritage (D1 and D2), Climate Change policies (CC1-CC5) and Transport (T1 and T2).
13. The London Plan provides the regional policy for the Greater London Area and the council also have a range of supplementary planning documents.
14. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Within the Framework there is a presumption in favour of sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment as well as in quality of life. The framework is a material consideration in decision making and sets out what the government considered to be sustainable development, having regard to the three roles of the planning system which seek development to have regard to economic, social and environment sustainability. Recent case law considers this presumption in favour principle to be a material consideration in decision making.
15. The policies of the NPPF are a strong material consideration to this application including Section 1 of the framework seeks to build a strong competitive economy, Section 5 of the NPPF requires Local Authorities to deliver a wide choice of high quality homes which aims to boost significantly the supply of housing. Other relevant sections include Section 9 which promotes Sustainable Transport, Section 11 relates to the efficient use of land and Section 12 requires good design to be delivered and Section 14 relate to climate change.
16. The relevant policies are discussed in more detail below in respect of the relevant matters;

THE PLANNING ASSESSMENT

Principle of Development (including loss of the business use)

17. The site is a brownfield site and consists of a longstanding vacant ground floor commercial unit which is located below 5 residential flats above, all of which was approved and built under the planning permission 2014/5510/P. The premises lies within a predominantly residential area but as the ground floor has an approved commercial use, the principle of the development will largely rest upon whether it has been demonstrated that the commercial use is no longer viable and that there is no reasonable prospect that a commercial use will continue in the unit. The applicant has submitted a marketing report and other information which addresses these matters and this is summarised below.
18. Policy E1 seeks to maintain a successful economy in the Borough and Policy E2 seeks to resist the loss of a business use unless it has been thoroughly explored as to whether there is a possibility this use can continue. The policy requires a robust marketing campaign to have taken place for 2 years in order to test the market, in order that opportunities are maximised to support the retention of the business use.
19. A summary of the history of the ground floor unit and the efforts to rent or sell the unit are summarised below and should be read in conjunction with the marketing report prepared by Dutch and Dutch.
20. The building was constructed and complete by 2020 and whilst the original intention was for the applicant's business, Burney Souvenirs, to occupy the ground floor unit, during the period between planning being granted and the completion of the unit, the business found a more suitable unit elsewhere in Southall. Thus, the business did not move into the building as planned and the unit has been vacant since its completion in 2020. However, as can be seen the building is designed to a good specification and condition to attract future occupiers.
21. Despite the above, the applicant has been active in seeking a tenant or buyer for the ground floor unit, even prior to the completion of the building as the marketing commenced in 2018, with a company named Christo and Co. The company carried out a robust marketing campaign between marketing between 2018 and 2021, advertising through its own website and premises and other prominent platforms such as Zoopla, Rightmove and other commercial property websites. Furthermore, a sign was installed on the premises to advertise that the unit was for sale/let in August 2020. Due to the property being given to another agent, the applicant

has been unable to obtain a summary report of the marketing undertaken by this company but emails and marketing particulars are attached at **Appendix 2** which show the marketing efforts between 2018 and 2021 by Christo and Co, including the on-site advertising.

22. The property was initially marketed by Christo and Co in 2018 at 110,000 per annum for rent. or the option to purchase the unit for £1,575,000. In August 2020, the property was reduced to 99,000 per annum or 1,450,000 for sale. In 2021, the property was reduced to £78,000 for rental. Despite these reductions but no viable interest was received and the property remained on the market.
23. Due to the lack of interest, the applicant changed agents in 2021 to a firm named Dutch and Dutch and they have marketed the property since April 2021 to the current day where the property remains on the market. To provide for flexibility in potential tenants, the applicant also continued to adopt a broad scope of the marketing for either rental or sale. Dutch and Dutch originally marketed the property for £1,250,000 for sale and £60,000 for rent but again no viable interest was received.
24. In order to broaden the scope of potential occupiers, the applicant applied for change of use of the property to Class E and this was approved in late 2021 under 2021/3354/P. Despite this wider potential occupier base, this has not assisted in finding a tenant. A copy of the planning permission is attached at **Appendix 3**.
25. Since that time, the property has been further reduced and the property is currently on the market for £55,000 for rent and £1,250,000 for sale. In the pre-application letter, the council questioned potential for short term lets and it is clear the rental advertisement is broad and does not specify a minimum term and therefore potential tenants looking for shorter or longer term leases would not have been deterred from pursuing the unit. That being said, due to the lending regulations of the bank, a minimum term would have been required in case but in any case, they has been little interest in short lease terms as well as longer term periods. In terms of renting different parts of the building for smaller units, this is not suitable due to the layout of the building and access and thus the marketing approach is considered to be logical and appropriate in this instance.
26. Both companies have undertaken an extensive marketing campaign including the use of company websites and premises advertising and other prominent websites such as Zoopla, right move and prime location. The building also has had on site marketing through signage

for a significant period of time. A copy of the particulars from Dutch and Dutch and their report is attached at **Appendix 4**.

27. The council have also required information to confirm the property has been rented at a reasonable rate. It can be noted that the property has been reduced from £34 per sq. ft to £27sqft and this is very reasonable compared to other similar properties. For example, the marketing report by Dutch and Dutch cited similar properties being rented for £40sqft and a search of Rightmove reveals the 16 Rochester Mews is the cheapest space available by some distance as most similar offices are being advertised at around £50 per sq. ft as opposed to the £27 per sq. ft at Rochester Mews. These other examples are attached at **Appendix 5**. Therefore, having regard to these other examples and the consistent price reductions, which are essentially seeking to let the building below the market rate, it can be said that the building has been marketed at a reasonable price to attract interest.
28. The marketing report by Dutch and Dutch set out the range of interest since they have been marketing the building and set out 16 viewings since the building was put on the market. There were various reasons given why this interest did not proceed to any offer and reasons given included the road, the layout of the building, the location, level of business rates and not enough natural light. Whilst the pre-application advice appears to question some of these reasons these were the reasons given by prospective occupiers and thus must reflect the credible opinions of potential commercial operators and can explain why the unit is not suitable for ongoing commercial use.
29. The council noted the on-site office and the previous use by the Electric Car Company but this has been a temporary arrangement as the applicant is one of the directors and allowed this informal arrangement to try and cover some of the rates whilst the building is vacant. However, no rent was paid and this has ceased in any case. A letter from the applicant explaining this situation is attached at **Appendix 6**.
30. Thus, having regard to the extensive and varied nature of the marketing campaign and the very reasonable (and below average) letting and sale price, it is considered that it has been demonstrated that it has been shown that the property is not viable as a commercial property and that there is no reasonable prospect of this use continuing. Thus, the requirements of Policy E2 are met and the unit can be released to another use.
31. Having regard to the predominately residential surroundings, including the upper floors, it is considered the most appropriate alternative use is residential and this point was agreed at the

pre-application meeting should the marketing information prove compelling to allow the release of this commercial space.

32. Indeed, Section 5 of the NPPF requires Local Authorities to aim to significant boost the supply of housing and that Local Plan should seek for market and affordable in the housing market area of the Borough and that housing development should be viewed within the context of the presumption in favour of sustainable development and this statement will demonstrate the development meets such a definition.
33. Furthermore, the NPPF supports the efficient use of brownfield land and this priority can be seen as a common thread through its policies. This document reinforces the presumption in favour of the redevelopment of such land and seeks to maximise this resource for new homes and other valuable uses. The site would also represent a small windfall site which is recognised by both the NPPF and the London Plan as being valuable contributors towards housing supply overall. For example, Paragraph 69 of the NPPF states that small sites can make an important overall contribution to meeting the housing requirements of an area and part (c) of the paragraph requires LPAs to support development of windfall sites and give great weight to using suitable sites within existing settlements for new homes. The fact the scheme also delivers compatible employment space adds to this weight.
34. Paragraph 120 of the NPPF supports the efficient use of brownfield land within settlements and this is reflected in the London Plan. The London plan also advocates the optimisation of housing delivery on suitable brownfield sites which are within 800m of rail or tube or town centres. The application site is within 350m of Camden Road and other regular bus routes along the A503. Policy H2 of the London Plan recognises the role of small sites in meeting the London housing targets and that these sites should be optimised for housing. The plan defines a small site as providing between 1 and 25 homes on sites less than 0.25ha and which are underused. The application site would fall within such a definition.
35. Thus, the scheme will be acceptable in principle subject of the other planning considerations which will be set out below.

Housing

36. Section 5 of the NPPF requires Local Authorities to significantly boost the supply of new housing and that the full objectively needs are met for the housing market area. Policy H7 aims to secure a range of homes and table 1 of the policy confirms there is a high need for market 2

bedroom homes and which are of high priority within the Borough. The units would also be set over a single storey and thus can be seen as accessible which can meet the needs of those less mobile or the elderly population.

37. Thus, the type of dwelling also weighs in favour of the proposals.

Design

38. The application scheme has been developed to respond to concerns raised at the pre-application stage and is considered to have resolved these through the improved layout and design. The pre-application respond raised concerns in respect of outlook and daylight and amenity space and the layout and design of the 3 units has been adjusted to respond to these comments.

39. The 3 proposed flats will be laid out across the ground floor with the first flat to be located within the western part of the building. The flat will be entered via the existing lobby area, which also serves the upper floor flats. This access will enter into hallway and each of the 2 bedrooms and lounge/living space is located to the south of this, in order the habitable rooms can be served by large windows which face south and which can thus enjoy generous levels of light.

40. The southern orientation of these large windows will enable light to flood these habitable rooms. Due to the amenity space to the western elevation, this will create a dual aspect to the living space and this space can be enclosed with suitable metal balustrades and planters to provide some defensible space. This approach to amenity space is replicated on neighbouring properties, including the new build block to the south at Rochester Place where ground floor amenity spaces and full height habitable windows are provided adjacent to public footpaths. This flat will measure 63sqm and will provide a double and single bedroom, all of which will meet the national floorspace standards. This flat will have access to 2 cycle spaces within the existing cycle store which will be improved to create greater capacity to serve this flat and the existing flats above.

41. Photographs of this recently built block at Rochester Place and the neighbouring properties are attached at **Appendix 4** and show a similar approach to windows and amenity space. It is suggested the flats in the current application will have a superior outlook and amenity on account of the more private aspect to 16 Rochester Mews. This is on account of the as the side

road serving a private residential close and this part of Rochester Mews reflecting a quiet backwater.

42. The second flat, within the central part of the building, is accessed off the same existing lobby area, with access into a hallway which then leads into large open plan living area which will enjoy a large glazing to its southern extent and which opens onto an area of amenity space. Again, this amenity space is inset within the building, much like the neighbouring properties and due to the southern aspect will be well lit and suitable as outside space. Each of the bedrooms will be served by windows (with a southern aspect) and thus will be well lit and have an acceptable outlook onto a landscaped area and will be relatively secluded, bearing in mind this is private driveway. This flat will measure 67sqm and will be served by a double and single bedroom which will meet the relevant space requirements. This flat will have its own cycle storage within a storage cupboard within the hallway area.
43. The final flat will be accessed via the rear eastern elevation, via the road to the south and will enter into a hallway which will provides access to two bedrooms on the southern part of the flat and a large open plan living space within the rest of the flat, which will have a large glazed eastern elevation opening out onto a courtyard garden which will have a living screen along the eastern boundary. Due to the rooflights above and the glazed aspect of the eastern elevation, the living space will have acceptable levels of light and an acceptable outlook on account of the depth of the garden (of more than 3m) and being approximately 7m from the nearest building which looks onto a living boundary. This flat will measure 62sqm and will offer a double bedroom and single bedroom which will accord with the space requirements. This flat will have integral cycle storage and waste storage.
44. The amenity spaces are generally in line with requirements with the eastern flat having a larger amenity space in excess of relevant space standards. This has improved the quality and outlook of the space to this unit and resolves the concerns raised at the pre-application stage. Whilst the officer questioned the position of the other amenity spaces close to the access road, this is a private way and thus has a low usage. The approach to amenity space reflects that of other neighbouring properties and the new block constructed to the south of the site at Rochester Place who have a similar outlook and relationship with the public realm. The inclusion of balustrades provides such defensible space and the private nature of the road to the south means passing pedestrians and vehicles is much lower than say at Rochester Place and this arrangement is not uncommon in a mews type environment.

45. Externally the building will need little changes other than enlarged windows to the south elevations and new rooflights within the roof and new brickwork to match the existing where changes to the openings are proposed. These windows will seek to match the upper floors in terms of materiality and position in order to create a uniformity to the design. The terraces will be inset within the building and will again seek to match similar features above and also those seen within the neighbouring areas using a dark steel framework to create an attractive feature. The applicant will review the possibility of adding a green roof to the building to create biodiversity subject to structural assessment.
46. The layout and arrangement of the new development on Rochester Place and neighbouring properties, include full height windows to habitable rooms and amenity spaces bordering the footpath and in those cases the council considered the flats to have an adequate standard of amenity. A similar approach is taken in this case and thus the approach to the conversion is considered to be acceptable, especially as the side road is more private in nature than Rochester Place. This design approach is common to mews type development and is acceptable having regard to the surrounding site context. Thus, it is considered the flats will enjoy a good standard of amenity.
47. Thus, the development can be said to meet Policy D1 of the development plan and Section 12 of the NPPF.

Waste provision

48. The existing building has a waste storage area to the front of the building and this contains 2 euro bins (1100L), one for general waste and one for recycling. The existing flats consist of 1 x bedroom, 2 x 2 bedroom and 1 x 3 bedroom. This equates to a need for 600L of waste and 700L of recycling.
49. The eastern unit due to its separate access will have space for 2 x 140L wheelie bins which can be dragged to kerbside on collection day. The other units will utilise the bin storage area and will generate a total of 280L of recycling and 240L of waste. When the existing waste requirements are considered, the existing Eurobins are adequate for the new dwellings.
50. Thus, the development will contain sufficient waste storage for the dwellings.

Highways

51. It is clear the removal of the commercial unit and replacement with 3 dwellings will result in a reduction in both vehicular movements and parking demand and thus this will have benefits for both highway safety and congestion. This reduction is significant and would have benefits to the wider highway network and local amenity and would accord with the relevant policies.
52. The pre-application advice raised the matter of cycle parking and that the original building proposed 5 cycle space for the flats above. The proposed 3 flats would require 6 spaces (2 spaces each) and the proposed development accommodates these needs. This includes 2 extra spaces within the existing cycle store and the central and eastern flat will have their own cycle storage within their own domain.
53. The applicant is also content to enter into a S106 agreement to ensure they are car free as required by Policy T2.

Climate Change matters

54. The pre-application response draws attention to policies SC1-4 of the Core Strategy and SC5 of the Development Management Plan and to address policies relating to energy, drainage and water usage.

Energy

55. Policy CC1 refers to the need to reduce carbon emissions and Policy CC2 requires development to adopt climate change adaption measures and the development is considered to meet the relevant parts of this policy. Notwithstanding these points, the development will seek to meet a high standard of design that will integrate sustainable principles, both during the construction phase and over the lifetime of the development.
56. The existing building is powered by solar panels on the roof and additional panels can be added to serve any increase in energy consumption and the bathrooms and kitchens can be fitted with water efficiency measures. The building will be converted to meet the highest building control standards in terms of energy efficiency and the applicant will look to investigate the opportunity to add a green roof to the rear flat roof. A living wall (most likely ivy or other shade tolerant climbers can be added to the rear eastern boundary.

57. The use of solar and the high energy efficiency means that the carbon emissions when compared to the existing commercial use will low but if any further carbon offsetting is required this can be addressed through a suitable condition or legal agreement.

CONCLUSION - THE PRESUMPTION IN FAVOUR

58. Paragraph 11 of the NPPF dictates that this application should be considered in light of the presumption in favour of sustainable development. As the assessment within this statement shows the development would constitute sustainable development as set out by the NPPF and would deliver benefits in respect of the three roles of the planning system;

Economic-

- The development would remove a non-viable commercial use and replace with a higher value use which is compatible with council policies and residential amenity.
- Will assist in the regeneration and decarbonisation of the area which will have wider economic benefits.
- Investment in suppliers and businesses in the construction phase
- Council tax, CIL all support local economy

Social-

- Will create 3 new homes for the area which will meet the highest priority.
- New occupiers will also contribute to the social fabric of the communities and will support the vitality of local facilities.
- Will act as catalyst for regeneration of the area.
- Improved design and new green infrastructure will improve identity of area.
- Has access to a wide range of public transport and local services in order to promote social inclusion.

Environmental-

- Will make efficient use of brownfield land and a vacant unit.
- Will improve amenity for residential properties.
- Will significantly reduce activity, pollution and car trips.
- New landscaping will improve outlook and biodiversity.
- Will reduce surface run-off and include SUDS.

- Will incorporate renewable energy and sustainable construction measures and will significantly reduce carbon emissions.

59. The many benefits of the development can be seen above and thus the presumption in favour of sustainable development will apply and this is strong material consideration in favour of this development. As such, the development can be seen to be sustainable as defined by the NPPF and will meet the council's policies by reusing a vacant and redundant unit to contribute 3 sought after 2 bedroom units to the area.

60. Therefore, the development will accord with the tests of Section 38 of the Planning and Compulsory Purchase Act 2004 and it is anticipated planning permission will be forthcoming.

Appendix 1

Application ref: 2023/4284/PRE
Contact: Ewan Campbell
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Date: 13/11/2023

Development Management
Regeneration and Planning
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Phone: 020 7974 4444

planning@camden.gov.uk
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Ashley Wynn
Greenhayes Studio
106 Hastings Road
Battle
TN33 0TW

Dear Sir/Madam

Pre-application Medium Development Pre-application Advice Issued

Address:
Ground floor
16 Rochester Mews
London
NW1 9JB

Proposal: Change of use of the ground floor from Class E to Flats (C3)

Site constraints

- Article 4 Basements
- Strategic View Wider Setting – Parliament Hill to St. Pauls

(Adjacent to Rochester CA)

Relevant planning history

2014/5510/P - Demolition of existing Class B1/B8 unit and erection of a 4 storey building containing replacement business space (Class B1/B8) on ground floor and five self-contained flats (Class C3) plus balconies on 1st-3rd floors. **Granted Subject to a Section 106 Legal Agreement 30-03-2015**

Relevant policies and guidance

National Planning Policy Framework (NPPF) 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy A4 Noise and vibration
Policy D1 Design
Policy D2 Heritage
Policy G1 Delivery and location of growth
Policy H1 Maximising housing supply
Policy H7 Large and small homes
Policy H4 Maximising contribution to affordable housing
Policy H6 Housing choice and mix
Policy C6 Access for all
Policy E2 Employment premises and sites
Policy CC1 Climate Change Mitigation
Policy CC2 Adapting to Climate Change
Policy CC3 Water and flooding
Policy CC4 Air Quality
Policy CC5 Waste
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy DM1 Delivery and monitoring

Camden Planning Guidance:

Amenity CPG 2021
Design CPG 2021
Developer Contribution CPG 2021
Energy efficiency and adaptation CPG 2021
Employment Sites and Business premises CPG 2021
Housing CPG
Transport CPG 2021
Water and Flooding CPG

Site and surroundings

The property is situated on the corner of Rochester Place and Rochester Mews, situated within close proximity to Camden Road, St Pancras Way and Kentish Town Road, and within easy reach of many transport facilities, in this predominantly residential street.

The application site is located directly opposite the boundary of Rochester Conservation area. The distinct quality of Rochester is that it largely retains its homogenous mid-19th century architectural character. For this reason, most of the buildings make a positive contribution to the character and appearance of the Conservation Area.

Rochester Mews contains a mix of uses including residential and commercial. The surrounding area is predominantly residential however the site is within close proximity to Rochester Road which contains a mix of uses.

ASSESSMENT

The principal planning considerations are the following:

1. Change of Use principle

2. Design and Heritage
3. Quality of Accommodation
4. Unit Mix
5. Affordable Housing
6. Neighbouring amenity
7. Transport
8. Energy and sustainability
9. Air quality
10. Community Infrastructure Levy

1. Change of Use Principle

The previous application on site (2014/5510/P) demolished the existing building but retained the commercial on site. The committee report states that:

The new unit is considered still capable of being flexibly used by a variety of business uses, including B8 storage, and indeed the applicant has confirmed that the current business intends to continue here once the development has been completed. The headroom is similar to other commercial uses allowed nearby and is above the minimum of 3m expected for category 2 industrial premises. The unit has an internal area capable of accommodating a large Transit-type van, and the loading entrance is wide and high enough to allow access for this. The new unit has adequate daylight provided by a large glazed roof on the single storey element at the rear and by high level strip windows along the southern flank wall. It is thus concluded that the new unit, although slightly smaller than existing, provides an equally viable and attractive, if not better, space for a variety of businesses

The re-provision of a commercial unit in this location and on site was considered to be a benefit of the approved scheme.

Policy E1 aims to secure a successful and inclusive economy in Camden by creating the conditions for economic growth to support residents and local businesses. This is achieved through maintaining premises that are suitable for a variety of businesses, supporting local enterprise and business, promoting Knowledge Quarter as a location and directing new offices to growth areas

Policy E2 is clear that the Council will resist the loss of a business use to a non-business use unless it has been thoroughly explored whether there is possibility for that use to continue. The Council will consider the suitability of the location for business use; whether the premises are in a reasonable condition to allow the use to continue; the range of unit sizes; and whether the business use is well related to nearby land uses (para. 5.37). Where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use. The applicant must submit evidence of a thorough marketing exercise, sustained over at least two years. The premises should be marketed at realistic prices, include a consideration of alternative business uses and layouts and marketing strategies, including management of the space by specialist third party providers (para. 5.39).

The pre-application documents include a property report and cover letter which claim a marketing exercise has been undertaken from April 2021 and that the requirements within policy E2 have been met. Upon a site visit the applicant claimed this exercise had begun over 3 years ago – if so this should be evidenced.

The report describes the commercial unit, as high quality and fitted out to a high specification by including:

automated sensor lighting, new toilets and a kitchenette, double glazed windows, and exterior electric windows. The property benefits from an abundance of natural light due to the installation of roof lights to the rear of the ground floor and windows on the side elevation of the premises.

The report describes the area of in and around Camden as having an oversupply of office space and the market conditions as challenging however there is no evidence to back this up. Tenants that are seeking space between 500sqf -2000sqf are not wanting to commit long term and therefore using commercial units which do not require these type of contracts or commitments like co-working spaces. It is important to note that this space is slightly larger than 2000sqf.

In relation to the marketing exercise, from an online search it is clear the site has been marketed for sale and for rent on various websites. The prices are listed below:

Rightmove - £55,000pa (£27.03 per sqf)
Nova Loca - £55,000pa (£27.03 per sqf)
Loopnet - £55,000pa (£27.03 per sqf)
Real Estate - £1,250,000 (£614.25 per sqf) for sale
Prime Location - £1,250,000 (£614.25 per sqf) for sale

The report claims that the various enquires had been made during this time however several issues came up which stopped a sale/lease. These included

- Limited parking
- Road too narrow for deliveries/ rubbish collection
- Layout of space not suitable
- Few local facilities for staff
- Residential environment unappealing
- Very high business rates

It is appreciated that the comments above appear to be legitimate concerns however there is some contradiction in these concerns compared with the site itself. Firstly the report itself states that:

This mews house is ideally placed for access to both the very vibrant Camden and Kentish Town.

Rochester Mews is a peaceful and quiet location whilst being close to all the major traffic routes in North London, with both Camden Underground (10 minutes' walk) and Camden Road Overground (6 minutes' walk) Stations being close by. Less than a mile away is Kings Cross, St Pancras International (Eurostar) and the excellent facilities at Granary Square and the newly refurbished Coal Drops Yard

This discounts concerns over few facilities for staff as clearly there are multiple within close proximity. Furthermore there are commercial units within and near Rochester Mews as well so this is not a purely residential setting. Lastly the site did use to be a garage so vehicle access for the site should not be counted as an issue; the road is clearly wide enough for vehicles and would be used for rubbish collection by other users in the mews.

Whilst the report does suggest that the unit may not be viable as a commercial unit, the Council would still need more information in order for it to be satisfied the option of use the unit commercially has been explored.

First of all the report only states that the site has been advertised since April 2021 however there is no evidence of this. The report should have a timeline of when the unit was advertised, when there were enquiries and what they said and what the applicant has done in an attempt to help garner interest. For example rent free or discounted rent periods.

The report said that interest has only come from short leases – this should be evidenced and considered as a realistic way to lease the property. The Council would not accept a change of use to residential being a suitable course of action just because the applicant did not want to take up short leases, as this would still suggest that the unit is still viable commercially.

Furthermore an analysis of rental conditions for similar commercial units in the area should be undertaken to demonstrate what the average rent is in the area and whether this conforms to the advertised price of this.

Street view imagery indicates the unit has had an occupier in the ‘the electric vehicle company’



Figure 1: Ground floor unit of 16 Rochester Mews

The ‘Electric Vehicle Company’ appears to be a used car dealership dedicated to electric cars and still have the site listed as their address. This would suggest that there has been an occupier during the time of the apparent marketing exercise. More information is required into their lease and whether or not they are still a functioning business. Upon a site visit, the unit was empty and there was no user present in the commercial unit and only the applicant/building owner is using one of the rooms as their office as no tenant can be found. However notwithstanding this, the Council does need clarity on this point and should be made clear in any marketing report.

Overall, it is not possible for the Council to determine if there is a realistic prospect of demand to use the site for an employment use. In the absence of the information mentioned above, unless it can be provided and was missed off the submission, the proposals would be contrary to policy E2.

2. Design and Heritage

The external alterations appear to be small and limited to altering the front door on the ground floor, replacing this with a sliding door and glass balustrade for amenity space, the same to the side and creating an opening for another sliding door to the rear to also create amenity space.

The principles of these alterations are acceptable. The balustrading to the front could be changed – glass is unlikely to be suitable at ground floor as it is not robust – but these can be discussed during any further pre-app or formal submission.

Whilst amenity space will be discussed in the section below, the principle of amenity space to the front needs to be explored further – the amount created would be very small, particularly for a family-sized dwelling, and the space does not feel like meaningful amenity space as a result. Providing a much better ground floor façade treatment or incorporating this space into the unit might be a better idea to consider.

3. Quality of Accommodation

All units would exceed the national space standards in terms of overall GIA. Below a table shows the GIA of each flat, with the nationally described space standards (NDSS).

Flat Number	National Standard	Space	Overall GIA
Unit 1 (front) (2b3p)	61sqm		63.2sqm
Unit 2 (middle) (2b3p)	61sqm		74.3sqm
Unit 3 (rear) (2b3p)	61sqm		62.8sqm

As demonstrated above all the new units meet the requirements as set out in the national space standards which is welcomed. All bedrooms, single and double, also meet the requirements as set out in the NDSS. The layouts of the units all appear functional as well.

In relation to outlook and daylight/sunlight, there is significant concern the units fail to provide a good standard of outlook. With the front unit this is technically dual aspect however the side windows will presumably have to be obscure glazed due to their proximity to the access road. There is a roof light to the front but overall the outlook and daylight is not great. The middle unit is single aspect and has a poor level of outlook. The kitchen area will also have very limited daylight/sunlight. The unit also has no roof lights and therefore will be very dark most of the time.

Furthermore the lack of defensible space, especially for the front and middle unit is concerning. Currently the main sources of outlook, daylight/sunlight all face right onto roads or public highways and the lack of privacy or the perception of overlooking that occupants might feel in these units is considerable.

The minimum requirement for amenity space for the units is 5sqm. Whilst an amenity space is proposed for all three of the units, all of the amenity space appears to be substandard. To the front 2.1sqm is not useable amenity space and is not especially private due to its location at the front which is directly onto a public street. With the middle unit, there is a higher degree of privacy (and the amenity area is bigger) but there is concern this amenity space might be dark and of poor quality. It is also not clear how this amenity area can be created and the rest of the dimensions of the building stay the same. With the rear unit, whilst there is over 10sqm, it is only 1.1m wide and therefore there is a concern this also of poor quality and in fact not useable due to its extremely narrow layout.

In terms of waste storage and collection, the details are listed below:

Waste collection in Camden

- 8.10 The Council currently offers waste collection of the following minimum volumes per dwelling with three bedrooms or less, per week:
- 120 litres of bin, box or sack volume for general waste or 'refuse'
 - 140 litres of mixed dry recycling
 - 23 litres of food waste

These standards need to be incorporated into both the residential and retail elements.

4. Unit Mix

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. The policy requires that all housing development, including conversion or extension of existing homes and non-residential properties contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT) (see below); and includes a mix of large (3 or more bedrooms) and small homes.

Table 1: Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

The Council considers that each development should contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes overall. In terms of policy H7, the application would provide three 2 bedroom units

It is appreciated that the scheme has to work with the existing building and as such the mix proposed is welcomed. The scheme provides three units which are of high priority.

However, considering the design issues as well as the significant concerns of the standard of accommodation within the pre-app proposal the Council would urge the applicant to explore an alternative mix. The problem this proposal has is that it is trying to fit large residential units within a dedicated commercial space – the units will need to be fully dual aspect and have a good level of amenity space at the least. New residential units must provide good quality accommodation. Therefore reducing the number of units down to only two and making them three bedroom might be a good idea that works better within the framework of the existing building. This could allow both units to be dual aspect, both benefit from roof lights and contain a generous GIA. It would also mean only two amenity spaces would have to be provided, potentially making good quality amenity areas easier to achieve.

5. Affordable Housing

Policy H4 aims to maximise the supply of affordable housing. The Council expects a contribution towards affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floor space of 100sqm GIA or more

The Council will assess the capacity for additional homes on the basis of multiples of 100sqm GIA, rounding the additional residential floor space to the nearest 100sqm GIA so the assessed capacity will always be a whole number. 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% for each home or 100sqm added to capacity.

A contribution would be sought for any new residential accommodation on this site, and secured through legal agreement.

6. Neighbouring Amenity

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include visual privacy, outlook; sunlight, daylight, and overshadowing; artificial lighting levels; noise and vibration; odour, fumes, and dust; and impacts of the construction phase, including the use of Construction Management Plans.

In relation to the change of use, there is a strong prevailing existence of residential uses in the area and there is no evidence to suggest to the residential use in this location would cause any amenity impacts.

The external changes are also small in scale and therefore would not impact any of the neighbours. Where amenity spaces are proposed issues of overlooking and loss of privacy to nearby residential properties should be fully considered.

Construction Management Plans are discussed in the 'Transport' section.

7. Transport

The application building comprises a part 1 part 2 part 3 part 4 storey building which has a commercial unit on the ground floor and 5 flats above. The site was granted planning permission for this development on 30th March 2015 (ref. 2014/5510/P).

It is proposed that the ground floor be converted from a commercial unit to 3 x 2 bedroom flats. I note that the rear flat would be accessed from the rear of the site via a bedroom. It is unclear whether the building benefits from a right of way to use the side passageway to access the street from this location.

In line with Policy T1 of the Camden Local Plan, we expect cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms the requirement is for 2 spaces per unit. There is an existing 5 space cycle store serving the residential units on the upper floors. This would be available for use by residents of the proposed new units as no new cycle parking is being proposed and there is no prospect of enlarging the existing cycle store. It is also considered that sufficient space exists within each of the new units to accommodate cycle parking if required. The provision of the 5 cycle parking spaces was previously secured under the original planning permission.

In accordance with Policy T2 of the Camden Local Plan, all 3 flats should be secured as on-street residents parking permit (car) free by means of a Section 106 Agreement. This will prevent the future occupants from adding to existing on-street parking pressure, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. The existing flats were secured as car free by means of the S106 Agreement which accompanied the original planning permission.

The proposed works of conversion relate to the internal layout and the alteration of the single rear ground floor roof light to 3 separate roof lights. It is considered that these works can be carried out without recourse to a Construction Management Plan.

Whilst the applicant has suggested that the footway crossover at the front of the site could be removed and the footway reinstated, this is considered unnecessary as it provides level access to the building's bin, bike store and front entrance. As such a highways contribution is considered unnecessary at this point in time. T

8. Energy and Sustainability

The Council requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. The Council promotes zero carbon development and requires all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy; requires all major development to demonstrate how London Plan targets for carbon dioxide emissions have been met, including zero carbon development; and expects all developments to optimise resource efficiency. All major developments are required to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible, establishing a new network.

Policy CC1 requires all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy; supports and encourages sensitive energy efficiency improvements to existing buildings; and expects all developments to optimise resource efficiency.

Policy 5.2 of the London plan requires development to be designed in accordance with the energy hierarchy: be lean (use less energy), be clean (supply energy efficiently), be green (use renewable energy). In addition chapter 5 of the London Plan sets out the need for schemes to secure a minimum 35% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013. The Council expects zero carbon development, with at least 35% reduction to be made on-site. A carbon offset contribution would be required for the shortfall. This would be used to secure the delivery of carbon reduction measures elsewhere in the borough.

Policy CC2 requires all development to adopt appropriate climate change adaptation measures such as:

- A. the protection of existing green spaces and promoting new appropriate green infrastructure.
- B. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems.
- C. incorporating bio-diverse roofs, combination green and blue roofs, and green walls where appropriate; and
- D. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

No details of energy or sustainability measures have been provided as part of the pre-application documents.

The design of the building should limit overheating. The Council strongly discourages active cooling (air conditioning), and the cooling hierarchy should be applied with preferential use of passive design measures. It is expected that new residential units should not need active cooling nor would they be supported with active cooling included. The site and units can easily be designed to ensure active cooling would not be required.

Retrofitting the building with more energy efficient measures to minimise energy consumption (draught-proofing, thermally efficient windows and insulation) should be considered and involved as part of any refurbishment works. The use of air source heat pumps is also recommended.

The Council will also seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible, through the incorporation of water efficiency measures (policy CC3).

Developments must be designed to be water efficient. This can be achieved through the installation of water efficient fittings and appliances (which can help reduce energy consumption as well as water consumption) and by capturing and re-using rain water and grey water on-site.

Policies D1 and CC2 of the Local Plan encourage sustainable urban drainage systems, green roofs and walls and high quality hard and soft landscaping.

9. Air Quality

The Council will take into account the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality.

Owing to the site's location on Camden High Street there is the possibility that new occupants will be exposed to poor air quality. Furthermore, the demolition and construction work could have a detrimental impact on local air quality. As such, a basic Air Quality Assessment should be submitted with an application. For more information, refer to CPG Air Quality

10. Community Infrastructure Levy

If the proposal was deemed acceptable it would be liable for both Mayoral and Camden CIL. This would be based on Mayor's CIL2 (MCIL2) and Camden's latest CIL charging schedule from 2020.

Officers note that the floor areas and calculations above are approximate and sums are indicative. Final payable contributions would be calculated (following any potential approval of the scheme) by the Council's CIL officers.

CONCLUSION

It is considered the principle of the change of use could be accepted. However before the Council fully supports this there needs to be an updated and thorough marketing exercise undertaken and clearly displayed and analysed information submitted support any formal submission. Furthermore, currently the standard of proposed residential accommodation is not acceptable. More information needs to be provided regarding energy and sustainability as well.

Given the sensitive nature of the site , it is recommended you begin early consultation and engagement with local resident groups, societies and the CAAC to ensure local residents are consulted

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable, nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries about the above letter or the attached document, please do not hesitate to contact **Ewan Campbell**

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

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

Appendix 2

COMMERCIAL

YOUR REF:

OUR REF: PS/mn-conlet.2223096

22nd February 2018

Mr Steve Burney
Camden Commercial Ltd
Primrose Hill Business Centre
Room B01
110 Gloucester Avenue
London NW1 8HX

E-mail: steveburney@aol.com
spencer.rose@palmhurstgroup.com



66-70 Parkway
London NW1 7AH
T: 020 7482 1203
F: 020 7482 4441
E: mail@christo.co.uk
www.christo.co.uk

ESTATE AGENTS
SURVEYORS
VALUERS
ARCHITECTS
DEVELOPMENT CONSULTANTS
PROPERTY MANAGEMENT

PLEASE RETURN THIS COPY FOR YOUR RECORDS

TERMS OF THE AGREEMENT AND AGENCY CONTRACT

LETTER OF ENGAGEMENT

Section 18 of the Estate Agents Act 1979 and the Provision of Information Regulations 1991 (SI1991 No: 859) requires Christo & Co to confirm its standard Terms and Conditions of Engagement, a copy of which we enclose herewith with an explanation of the Terms of the Agreement in advance to a prospective client before entering into an Agency Contract. This Agreement has been prepared in compliance with the Act.

We kindly request you to sign and return a copy of this letter in the prepaid envelope provided.

1. THE CLIENT(s) is:

- 1.1 Name:** Camden Commercial Ltd
- 1.2 Address** Primrose Hill Business Centre
Room B01
110 Gloucester Avenue
London NW1 8HX

The director(s) and/or person(s) to whom this confirmation letter is addressed for the purposes of clause 7 in its entirety are identified as follows:

- 1.3 Director(s):** Mr Steve Burney
- 2. THE AGENT is:** Christo & Co
66-70 Parkway
London NW1 7AH
- 3. THE PROPERTY:** 16 Rochester Mews
London NW1 9JB
Ground Floor



4. TERMS OFFERED:

4.1 RENT: £110,500pax + VAT

4.2 PREMIUM: N/A

4.3 Variations to the RENT and / or PREMIUM may occur during the term of this Agency Agreement and no alteration in RENT or PREMIUM will affect the content of this agreement.

5. NATURE OF THE AGENCY:

CHRISTO & CO to offer THE PROPERTY for SALE/LETTING by Private Treaty on a

5.1 **SOLE LETTING AGENCY RIGHTS BASIS** as defined in the Agency Terms & Conditions of Engagement (*January 2014*).

Until a TENANT has been found or until the CLIENT withdraws the property from the market. If the PROPERTY is withdrawn within a period of 6 months from the date of this AGREEMENT then Christo & Co shall be entitled to abortive fees on the basis set out in paragraph 11.7 of the Agency Terms & Conditions of Engagement (*January 2014*). Christo & Co's standard Terms of Agency Business provide for a professional liability insurance cover of £1 million. Greater cover than this is available upon request and by special arrangement.

6. COMMENCEMENT DATE OF THIS AGREEMENT:

Will be 3 working days from the date this Letter of Engagement is received by Christo & Co.

7. REMUNERATION:

The Agents fees for acting on behalf of the CLIENTS in the leasehold disposal of the property will amount to 10% of the annual RENT achieved plus 5% of any PREMIUM exclusive of any capital contributions or rental concessions, or a minimum fee of £1,000, whichever is the greater. In the event of a stepped rental the fee will be based on the average rent until the review date or lease expiry, whichever is the earlier. All fees are exclusive of VAT and will be payable on completion as envisaged in the attached Christo & Co Agency Terms & Conditions of Engagement. (*January 2014*).

7.1 Our remuneration will be due upon completion of the lease or upon exchange of contracts for the sale of a lease. It is, however, our practice, by concession, to accept payment of such remuneration out of the sale proceeds immediately upon completion. Accordingly, if you wish to take advantage of this concession, you must immediately give your solicitor or conveyancer irrevocable instructions and authority to settle Christo & Co's remuneration and expenses incurred on your behalf out of the rental received or proceeds of sale of the lease, and we shall be entitled to seek such settlement from them. If you do not give such irrevocable instructions and authority, interest will be charged at 15% from the date of completion or exchange of contracts. In any event, interest will be charged at 15% on any account that remains unpaid 14 days after completion of the lease or upon exchange of the contracts for the sale of a lease.



If the CLIENT is a Limited Company:

- 7.2 The Director(s) of the Limited Company, to whom this letter is addressed, is (are) jointly and severally responsible for payment of our remuneration and all marketing expenses incurred (provided such marketing expenses have been previously agreed).
- 7.3 The person(s) to whom this letter is addressed is (are) jointly and severally responsible for payment of our remuneration and all marketing expenses incurred (provided such marketing expenses have been previously agreed) unless it is clearly stated in writing that a third party is responsible. If this is the case, the name and address of the third party must be disclosed and they must give written confirmation of such an arrangement to Christo & Co.
- 7.4 The person(s) to whom this letter is addressed have agreed to guarantee payment of all sums now or at any time due to Christo & Co in respect of our remuneration and all marketing expenses incurred (provided such marketing expenses have been previously agreed). In the event that this guarantee is given by more than one person, the liability is joint and several.

8. THE CLIENTS legal Representative to act in the SALE/LETTING of this PROPERTY are:

NAME:

FIRM:

ADDRESS:

9. Statements and undertakings to CHRISTO & CO by the CLIENT:

- a) I/we have read and accept the terms of this Agreement on behalf of myself/the Client and any other joint owners/tenants, and acknowledge receipt of a copy of this Agreement duly completed.
- b) I/we will advise you at once of any aspect of the letting/sale particulars you are to supply to us is or later become inaccurate or misleading.
- c) I/we will notify you immediately if there is any change in my/our Legal Representatives.
- d) I/we wish to take advantage of the concession offered under paragraph 7 (a) of this Agreement and I/we give the legal Representatives named above irrevocable authority to pay to immediately upon completion of the sale/letting of the Property out of the sale/lettings proceeds the remuneration and other charges payable by virtue of the terms of this Agreement, and without prejudice to the foregoing agree to provide an irrevocable authority in like terms to my/our Legal Representatives if they so request.
- e) I/we will notify you immediately in the event of another Agent being instructed in competition (Multiple Agency).

- f) I/we agree that in the event of any account for remuneration or other charges properly payable in accordance with this Agreement remaining unpaid for more than 14 days after the due date or the date of our account, whichever is the later, interest will be payable at the rate of 4% over Barclays Bank Base Rate(s) applicable thereafter.
- g) I/we am/are not aware of any personal, family or business relationship which exists between us and the Agent or any person/business associated with the Agent, but I/we undertake to advise you at once if I/we become aware of any such relationship.
- h) I/we have read and accept the Terms of the Agreement, and the Agency Terms & Conditions of Engagement, and acknowledge receipt of a copy of this Agreement duly completed and a copy of the Agency Terms & Conditions of Engagement. (January 2014).

**Signed as or on behalf of CLIENT(s)
namely:**

Camden Commercial Ltd

.....

Signed as Director:

Mr Steve Burney



.....

**Date this AGREEMENT received
at Christo & Co**



.....

Signed on behalf of the AGENT:

.....

IMPORTANT NOTE:

CEPC LEGISLATION AND RESPONSIBILITY

Since the 1st October 2008 it has been a legal requirement for a Commercial Energy Performance Certificate to be produced and available to show to prospective tenants or purchasers at the point of marketing. It is the responsibility of the owner of the property or leasehold interest to provide the CEPC and there are financial penalties in place for non-compliance. Trading Standards have been appointed to police the legislation. The certificates are to be produced by suitably qualified assessors and are valid for 10 years. The purchaser's / tenant's solicitor is responsible for checking that a CEPC is present. On your instructions we can either recommend or appoint a Christo & co recommend qualified EPC providers, who may provide a referral fee to Christo & Co. From the 6th April 2012 the TSO can request to see the CEPC from the instructed Agent thus the Client agrees to attain an EPC prior to commencing marketing the property and any delay is the responsibility of the Client.



IRREVOCABLE UNDERTAKING

DATED:

I, Mr Steve Burney of Camden Commercial Ltd, Primrose Hill Business Centre, Room B01, 110 Gloucester Avenue, London NW1 8HX

Irrevocably authorise and request you to pay the sums/fees as stated and agreed by me in paragraph 7 headed 'REMUNERATION' of Christo & Co's TERMS OF THE AGREEMENT AND AGENCY CONTRACT/CONFIRMATION LETTER (which includes Value Added Tax) on completion of:

16 Rochester Mews London NW1 9JB Ground Floor

to Christo & Co, 66-70 Parkway, London NW1 7AH and to supply them from time to time with such information concerning the progress of the purchase/rental of the said Property as they may from time to time require.

Details for EFT are as follows:

Royal Bank of Scotland
Harrow Branch
354 Station Road
Harrow
HA1 2XZ

Account Name: Christo & Co
Account No.: 10210093
Sort Code: 16-20-38

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Burney'.

Signature:

Print Name:

S. BURN-E-I

To [Solicitors Details]


Subject: 16 Rochester Mews NW1



Paul Stone <paul.stone@christo.co.uk>
to STEVE BURNEY, Debbie Allen

You are viewing an attached message. Greenhayes Planning Ltd Mail can't verify the authenticity of attached messages.

Dear Steve
Please find attached amended marketing details
Kind Regards,
Paul Stone
Director

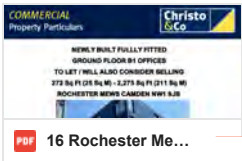


Christo & Co
66/70 Parkway London NW1 7AH
020 7482 1203 | 07973 845 462 | Fax: 020 7482 4441

[WEBSITE](#) [EMAIL](#) [MAP](#)

Subject to Contract. Christo & Co is the trading name held under Licence by PEMM Estates Limited, a company registered in England & Wales. Registered Number 12682703

One attachment • Scanned by Gmail



NEWLY BUILT GROUND FLOOR B1 OFFICES

TO BE LET
2,455 SQ FT (228 SQ M)

ROCHESTER MEWS CAMDEN NW1 9JB



LOCATION:

The property is situated on the corner of Rochester Place and Rochester Mews close to its junction of Camden Road, St Pancras Way and Kentish Town Road. The immediate locality is recognised as an area for business, social and leisure with many leading media arts entertainment and commercial firms occupying space in Camden. The other occupiers within the building include fashion, media and film companies. Transport facilities are good with Camden Town underground station (Northern Line) and Camden Road British Rail stations being very close by. The property is also close to Kings Cross stations which provide access to Europe and the West End, therefore benefitting from being outside the congestion charging zone. Numerous bus routes also serve the area.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

DESCRIPTION: The premises comprise ground floor B1 offices being part of this newly constructed mixed use development of flats and offices. The offices will benefit from installation of a suspended ceiling with lighting, plasterboard walls, painted throughout, new toilets and kitchen, new and fully glazed windows and door frontage. The offices will be in clear space benefitting from windows on the side elevation and roof lights at the rear of the ground floor.

ALL DIMENSIONS ARE APPROXIMATE

Ground Floor : 2,455 Sq Ft (228 Sq M)

AMENITIES: Clear space
Excellent natural light
Provision for air conditioning
Newly installed fully glazed door and window frontage
Suspended ceiling
Newly installed kitchen and toilets
Newly decorated

RENT: £110,500 pax + VAT

LEASE: A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews. The lease is to be granted outside the security of the Landlord & Tenant Act 1954.

VIEWING: Strictly by appointment through owner's sole agent as above.

Christo & Co

**Paul Stone
020 7482 1203**

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

**NEWLY BUILT FULLLY FITTED GROUND FLOOR B1
OFFICES**

VIRTUAL FREEHOLD FOR SALE / TO LET

2,547 SQ FT (236 Sq M)

ROCHESTER MEWS CAMDEN NW1 9JB



LOCATION:

The property is situated on the corner of Rochester Place and Rochester Mews close to its junction of Camden Road, St Pancras Way and Kentish Town Road. Camden is recognised as an area for business, social and leisure with many leading media arts entertainment and commercial firms occupying space in Camden. Transport facilities are good with Camden Town underground station (Northern Line) and Camden Road British Rail stations being very close by. The property is also close to Kings Cross stations. Numerous bus routes also serve the area.

DESCRIPTION:

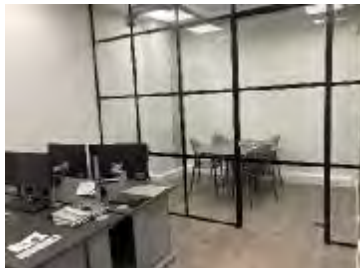
The premises comprise self-contained ground floor B1 offices being part of this newly constructed mixed use development of flats and offices. The offices have been fitted out to a high standard of finish with installation of suspended ceilings, automatic sensor lighting, newly painted throughout, new toilets and kitchens, new double glazed windows and exterior electric security window and door shutters. The offices are in clear space benefitting from windows on the side elevation and roof lights at the rear of the ground floor.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

Ground Floor 2,547 Sq Ft (236 Sq M)



AMENITIES:

Clear Space

Excellent Natural Light

Air Conditioning

Suspended Ceilings

Newly Installed Kitchens and Toilets

Newly Installed Fully Glazed Door & Window Frontage

Fresh air cooling system

Automatic Sensor Lighting

Newly Carpeted

External Electric Security Shutter

Newly Decorated

TERMS:

TENURE: **New 999 year lease to be granted at a Peppercorn Rent.**

PRICE: **£1,575,000 + VAT**

ALTERNATIVELY: **Our clients will let the premises on a new FR&I Lease for a term of years to be agreed, at a rental of £87,180 pax (£34.22 per sq ft)**

EPC **B Rating**

VIEWING: **Strictly by appointment through owner's Sole Agents as above.**

CONTACT: **Paul Stone (020 7482 1203 / paul.stone@christo.co.uk)**

SUBJECT TO CONTRACT

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

Subject: RE: 16 Rochester Mews NW1



Paul Stone <Paul.Stone@christo.co.uk>

to STEVE BURNEY, Debbie Allen

Tue, Jun 23, 2020

You are viewing an attached message. Greenhayes Planning Ltd Mail can't verify the authenticity of attached message

Dear Steve

Please find attached our updated Marketing details


We have also changed the details on our website

I will be sending you our Terms and Conditions of Engagement to you shortly

Kind Regards,

Paul Stone

Commercial Agent

	<p>Christo & Co 66/70 Parkway London NW1 7AH 020 7482 1203 07973 845 462 Fax: 020 7482 4441</p> <p>WEBSITE EMAIL MAP</p>
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Subject to Contract. Christo & Co is the trading name of C Christo & Co Limited, a company registered in England & Wales. Registered Number 02813084

STEVE BURNEY <steveburney@aol.com>

Sent: 22 June 2020 17:18

To: Paul Stone <Paul.Stone@Christo.co.uk>; Debbie Allen <debbie@londonsouvenirsandgifts.com>

Subject: Re: 16 Rochester Mews NW1

Hi Paul,

Nice to speak to you today.

I confirm the sales instruction for unit A at £1,450,000 unit B at £180,000

Can you please get these up and running on the internet within the next 24 hours if possible, thanks

Kind Regards,

Steve

Steve Burney

The Burney Group

Tel. 0207 267 0701

Unit B, Rochester House

16 Rochester Mews

London NW1 9JB

On 16 Jun 2020, at 17:12, Paul Stone <Paul.Stone@christo.co.uk> wrote:

Dear Steve

I think that the units should be amalgamated and sold together

If you were to sell the smaller unit on its own I would suggest putting £100,000

NEWLY BUILT FULLLY FITTED GROUND FLOOR B1
OFFICES
TO BE LET
2,275 SQ FT (211 SQ M)
ROCHESTER MEWS CAMDEN NW1 9JB



LOCATION:

The property is situated on the corner of Rochester Place and Rochester Mews close to its junction of Camden Road, St Pancras Way and Kentish Town Road. Camden is recognised as an area for business, social and leisure with many leading media arts entertainment and commercial firms occupying space in Camden. Transport facilities are good with Camden Town underground station (Northern Line) and Camden Road British Rail stations being very close by. The property is also close to Kings Cross stations. Numerous bus routes also serve the area.

DESCRIPTION:

The premises comprise ground floor B1 offices being part of this newly constructed mixed use development of flats and offices. The offices have been completely fitted with the installation of a suspended ceiling with automatic sensor lighting, newly painted throughout, new toilets and kitchen, new and fully glazed windows and window frontage. The offices are in clear space benefitting from windows on the side elevation and roof lights at the rear of the ground floor.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

Ground Floor: 2,275 Sq Ft (211 Sq M)



AMENITIES:

Clear Space

Excellent Natural Light

Air Conditioning

Suspended Ceiling

Newly Installed Kitchen and Toilets

Newly Decorated

Newly Installed Fully Glazed Door and Window Frontage

Fresh air cooling system

Automatic Sensor Lighting

Newly Carpeted

External Electric Security Shutter

RENT: £99,000 pax + VAT

LEASE: A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews. The lease is to be granted outside the security of the Landlord & Tenant Act 1954.

VIEWING: Strictly by appointment through owner's sole agent as above.

Christo & Co

**Paul Stone
020 7482 1203**

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

**NEWLY BUILT FULLLY FITTED GROUND FLOOR B1
OFFICES**

VIRTUAL FREEHOLD FOR SALE

272 (25.2sqm) - 2,275 SQ FT (211sqm)

ROCHESTER MEWS CAMDEN NW1 9JB



LOCATION:

The property is situated on the corner of Rochester Place and Rochester Mews close to its junction of Camden Road, St Pancras Way and Kentish Town Road. Camden is recognised as an area for business, social and leisure with many leading media arts entertainment and commercial firms occupying space in Camden. Transport facilities are good with Camden Town underground station (Northern Line) and Camden Road British Rail stations being very close by. The property is also close to Kings Cross stations. Numerous bus routes also serve the area.

DESCRIPTION:

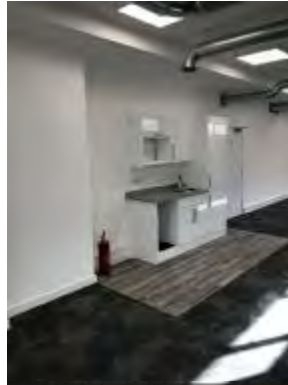
The premises comprise 2 self-contained ground floor B1 offices suites being part of this newly constructed mixed use development of flats and offices which can be purchased together or separately. The offices have been fitted out to a high standard of finish with installation of suspended ceilings, automatic sensor lighting, newly painted throughout, new toilets and kitchens, new double glazed windows and exterior electric security window and door shutters. The offices are in clear space benefitting from windows on the side elevation and roof lights at the rear of the ground floor.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

Unit B Ground Floor	272 Sq Ft	(25.2sqm)
Unit A Ground Floor	2,275 Sq Ft	(211 Sq M)



AMENITIES:

Clear Space

Excellent Natural Light

Air Conditioning

Suspended Ceilings

Newly Installed Kitchens and Toilets

Newly Installed Fully Glazed Door & Window Frontage

Fresh air cooling system

Automatic Sensor Lighting

Newly Carpeted

External Electric Security Shutter

Newly Decorated

TERMS:

TENURE: New 999 year leases to be granted at a Peppercorn Rent.

PRICE: Unit A: £1,450,000

Unit B: £180,000

VAT is applicable

VIEWING: Strictly by appointment through owner's sole agent as above.

CONTACT: Paul Stone (020 7482 1203 / paul.stone@christo.co.uk)

SUBJECT TO CONTRACT

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

Subject: RE: Rochester House



Paul Stone <paul.stone@christo.co.uk>
to STEVE BURNEY, Debbie Allen

Mon, Aug 17, 2020, 9:41 AM

You are viewing an attached message. Greenhayes Planning Ltd Mail can't verify the authenticity of attached messages.

Dear Steve and Debbie

I trust you are both well

I have circulated the details to all North and Central London Agents last week

I have had a couple of enquiries and awaiting their feedback

I will immediately order a board to be erected on the building

Can you confirm how access can be gained in order to erect a board on the rear and also where it can be situated

Kind Regards,

Paul Stone

Director



Christo & Co

66/70 Parkway London NW1 7AH

020 7482 1203 | 07973 845 462 | Fax: 020 7482 4441



Subject to Contract. Christo & Co is the trading name of PEMM Estates Limited, a company registered in England & Wales. Registered Number 12682703

From:

STEVE BURNEY <steveburney@aol.com>

Sent: 17 August 2020 08:35

To: Paul Stone <paul.stone@christo.co.uk>; Debbie Allen <debbie@londonsouvenirsandgifts.com>

Subject: Rochester House

Hi Paul,

Can you please give me an update on the marketing of the offices?

Also I think you should put a sign on the front and back so it can be seen on Camden Road offices to rent or buy with the size on.

Kind Regards,

Steve


Subject: FW: 16 Rochester mews



Paul Stone <paul.stone@christo.co.uk>
to STEVE BURNEY, Debbie Allen

You are viewing an attached message. Greenhayes Planning Ltd Mail can't verify the authenticity of attached messages.

Dear Steve
Please find attached pictures showing the boards have now been erected
Kind Regards,
Paul Stone
Director

	<p>Christo & Co 66/70 Parkway London NW1 7AH 020 7482 1203 07973 845 462 Fax: 020 7482 4441</p> <p> WEBSITE EMAIL MAP </p>
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Subject to Contract. Christo & Co is the trading name of PEMM Estates Limited, a company registered in England & Wales. Registered Number 12682703

2 Attachments • Scanned by Gmail



**Christo
& Co**
NEWLY BUILT GROUND
FLOOR OFFICES
272 - 2,547 sq ft
FOR SALE
020 7482 1203
www.christo.co.uk

Christo & Co
Commercial Agents



Christo & Co
NEWLY BUILT GROUND FLOOR OFFICES
272 - 2547 16 M
FOR SALE
020 7482 1203
www.christo.co.uk

carpet
laminat
rugs
vinyl

carpetright

half price sale
on a range of carpets, laminates, luxury vinyl flooring & rugs

carpet laminat

0% interest free credit
no deposit

rugs vinyl

half price sale
on a range of carpets, laminates, luxury vinyl flooring & rugs

extra 20% off
on your first order




Subject: 16 Rochester Mews NW1



Paul Stone <paul.stone@christo.co.uk>
to STEVE BURNEY, Debbie Allen

You are viewing an attached message. Greenhayes Planning Ltd Mail can't verify the authenticity of attached messages.

Dear Steve
Please find attached amended marketing details
Kind Regards,
Paul Stone
Director

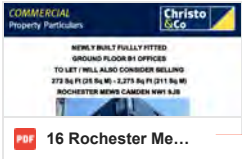


Christo & Co
66/70 Parkway London NW1 7AH
020 7482 1203 | 07973 845 462 | Fax: 020 7482 4441

[WEBSITE](#) [EMAIL](#) [MAP](#)

Subject to Contract. Christo & Co is the trading name held under Licence by PEMM Estates Limited, a company registered in England & Wales. Registered Number 12682703

One attachment • Scanned by Gmail



**NEWLY BUILT FULLLY FITTED
GROUND FLOOR B1 OFFICES
TO LET / WILL ALSO CONSIDER SELLING
272 Sq Ft (25 Sq M) - 2,275 Sq Ft (211 Sq M)
ROCHESTER MEWS CAMDEN NW1 9JB**



LOCATION:

The property is situated on the corner of Rochester Place and Rochester Mews close to its junction of Camden Road, St Pancras Way and Kentish Town Road. Camden is recognised as an area for business, social and leisure with many leading media arts entertainment and commercial firms occupying space in Camden. Transport facilities are good with Camden Town underground station (Northern Line) and Camden Road British Rail stations being very close by. The property is also close to Kings Cross stations. Numerous bus routes also serve the area.

DESCRIPTION:

The premises comprise self-contained ground floor B1 offices being part of this newly constructed mixed use development of flats and offices. The offices have been fitted out to a high standard of finish with installation of suspended ceilings, automatic sensor lighting, newly painted throughout, new toilets and kitchen, new double glazed windows and exterior electric security window and door shutters. The offices are in clear space benefitting from windows on the side elevation and roof light at the rear of the ground floor.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

Ground Floor Unit A 272 Sq Ft (25 Sq M)

Ground Floor Unit B 2,275 Sq Ft (211 Sq M)



AMENITIES:

Clear Space

Excellent Natural Light

Air Conditioning

Suspended Ceilings

Newly Installed Kitchens and Toilets

Newly Installed Fully Glazed Door & Window Frontage

Fresh air cooling system

Automatic Sensor Lighting

Newly Carpeted

External Electric Security Shutter

Newly Decorated

RENT Unit A: £9,350 PAX + VAT

Unit B: £78,500 PAX + VAT

LEASE New Full Repairing and Insuring Lease(s) to be granted for a term of years to be agreed subject to periodic rent reviews.

ALTERNATIVELY: Our clients will sell a 999 year Lease. Terms upon application.

EPC B Rating

VIEWING: Strictly by appointment through owner's Sole Agents as above.

CONTACT: Paul Stone (020 7482 1203 / paul.stone@christo.co.uk)

SUBJECT TO CONTRACT

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

Appendix 3

Application ref: 2021/3354/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 21 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Greenhayes Planning
Greenhayes Studio
106 Hastings Road
Battle
TN33 0TW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground floor
16 Rochester Mews
London
NW1 9JB

Proposal:

Change of use of the ground floor from Class B1/B8 to Class E

Drawing Nos: Ground floor plan - office 1, Existing floor plan, Proposed floor plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ground floor plan - office 1, Existing floor plan, Proposed floor plan

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the premises must not be used as a restaurant or otherwise for consumption of food and drink on the premises, without prior written approval from the local planning authority.

Reason: To protect the amenity of neighbouring residents in accordance with Policies D1, A1 and A4 of the Camden Local Plan 2017.

- 4 Prior to the commencement of any Class E use hereby approved, a use management plan shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with the approved management plan. Details must include the following:

- a) The specific use of the premises (retail, professional services, office, indoor recreations, clinics etc)
- b) Any traffic management
- c) Any noise management
- d) Waste management
- e) Any controls over deliveries and servicing
- f) Operating hours

Reason: To protect the amenity of neighbouring residents and traffic flow in accordance with Policies D1, A1 and T3 of the Camden Local Plan 2017.

Informative(s):

- 1 It is proposed to change the use of the premises from Class B1/B8 to Class E. The applicant has indicated that the premises have been marketed unsuccessfully for a period of 16 months. A lack of information has been submitted to demonstrate this; however, officers accept that following the changes to the Use Class Order in September 2020, the premises could be used as B1 use for a material period and then change its use to any use within Class E, without permission from the local planning authority.

With the exception of a restaurant or similar character use, the uses which fall under Class E would not cause material detrimental harm to the surrounding area in terms of residential amenity or transport, provided an appropriate use management plan is secured. The proposed new use would allow greater flexibility in the commercial use of the premises without necessarily resulting in the loss of employment space, and it would remain consistent with the broader objectives of the development plan.

As such, the change of use to Class E is considered to be acceptable, subject to conditions which prevent the use of the premises as a restaurant, and which require the submission of a use management plan to protect the amenity of neighbouring occupiers and traffic flow dependent on any particular commercial use that commences.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy E1, E2, A1, A4, T1 and T3 of the Camden Local Plan 2017.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', enclosed within a faint, light-colored rectangular border.

Daniel Pope
Chief Planning Officer

Appendix 4



Thanks for choosing Dutch & Dutch.

Please read the attached documents
and **return** any necessary pages to us.

Need a hand with anything? Just give
us a call, we're happy to help.

020 7794 7788

Terms of Business

Services Overview

Dutch & Dutch provide estate agency services for commercial properties acting on behalf of property owners and tenants. We advise on market rental and sale values, appropriate disposal strategies and design marketing campaigns bespoke to every property. We are able to act as your 'Sole Agent' or 'Joint Sole Agent' and will agree a percentage Commission due to us if we are successful in disposing of the property in advance. Our terms of business are outlined as follows.

1. Preliminary

1.1 These terms may only be varied by agreement in writing between Dutch & Dutch and the Client.

1.2 These terms are to be read in conjunction with our Marketing Proposal above.

1.2 In the event of any ambiguity or conflict the terms contained within this agreement shall prevail.

2. Agency Involvement

2.1 SOLE AGENCY:

If appointed as your Sole Agent you (the Client) will be liable to pay the agreed 'Commission' to us, in addition to any other costs, charges or disbursements previously agreed in writing, if at any time a sale contract is exchanged or lease completed with a purchaser or tenant:

a) introduced by us, with whom we conducted an inspection or with whom we had any form of negotiations about the property during the period of our sole agency b) introduced by another agent during the period of our agency agreement c) with whom you (the Client) had direct negotiations during that period.

2.2 JOINT SOLE AGENCY:

Where Dutch & Dutch acts as a Joint Sole Agent then the reference to Sole Agency will be substituted by the words Joint Sole Agency. For Joint Sole Agency instructions where two or more agencies are appointed to act together, the 'Commission' will be shared equally between the agents unless otherwise agreed in writing.

3.0 Calculating Commission

3.1 COMMERCIAL LETTINGS:

Commission will be due from the Client upon successful completion of a lease or two months following the tenant's occupation whichever is earlier. In the case of a lease assignment Commission will be due upon completion of the assignment or two months following the tenant's occupation, whichever is earlier. Commission will be calculated as a percentage of the average annual headline rental agreed up to the first rent review or lease expiry, whichever is earlier, ignoring any rent-free periods or incentives granted. In the case of an assignment Commission is calculated as a percentage of the passing annual rent under the lease.

3.2 LEASE SURRENDER

When acting on a lease surrender Commission will be due from the Client upon the successful surrender of the lease and calculated as a percentage of the passing rent of the surrendered lease.

3.3 PREMIUMS

Where a Premium sum is secured for a Client then a Premium Commission will be due at the agreed Premium Commission percentage.

3.4 COMMERCIAL SALES

Commission will be due upon exchange of contracts and calculated as a percentage of the sale price. Payment of Commission will be delayed until successful completion of the sale. Should the sale fail to complete then 50% of the Commission will be payable with the balance paid if and when the sale completes at any point in the future.

3.5 CONDITIONAL CONTRACTS:

In the case of a conditional contract, an unconditional contract will be deemed to have been exchanged on the date of the satisfaction of the last condition, or if earlier, on the date of the completion of the transaction, notwithstanding any condition which remains to be satisfied.

4.0 VAT:

All Commission is subject to VAT at the prevailing rate at exchange of contracts.

5.0 Abortive Fees:

If the Client withdraws from an agreed sale or letting following instruction of solicitors 25% of the Commission that would have been charged had the sale or letting proceeded will be payable to Dutch & Dutch.

6.0 Interest:

Dutch & Dutch reserve the right to charge interest on overdue Commission, costs, charges or disbursements which remain unpaid 28 days after the date of the invoice at the rate of 4% per annum above the base rate of Barclays Bank.

7.0 Method of Payment:

Where a capital receipt is to be obtained on a property the Client will authorise their solicitor or conveyancer acting on their behalf to pay to Dutch & Dutch Commission and other expenses plus VAT upon completion.

8.0 Costs, Charges and Disbursements:

Any costs, charges or disbursements over £20 will be agreed in writing with the Client.

9.0 Additional Fees:

Where a tenant introduced by Dutch & Dutch subsequently contracts to purchase the building from the landlord within three years from the original letting, an additional Commission of 1% of the purchase price, plus VAT, will become payable.

10. Marketing Costs:

Dutch & Dutch will give written notice of any marketing costs which they wish to incur on the client's behalf. These could include advertising, brochure production, professional photography, signboards, direct mailing and so on. At the time of taking instructions, approximate estimates of cost for any initial marketing campaign will be given. However, Dutch & Dutch reserve the right to revert to the client with further proposals, if additional marketing is required.

11. Termination of Agency

11.1 Our appointment will continue until you provide us with 7 days written notice to terminate our instruction. Any Commission due as a result of the introduction of a tenant or purchaser prior to our termination will remain due to Dutch & Dutch.

Client Name: TOM DEWEY

Company Name: PELHAM ASSOCIATES

Commission: 1% of the eventual sale price agreed plus VAT

Agency Term 6 Weeks from 15th May 2021

Signed:



Signed by Dutch & Dutch

Date:

2 / 6 / 2021

Hi Tony,

Thanks for that.

Can you please tell me what the best fees you can propose for rental and for the sale?

**Kind Regards,
Steve**

**Steve Burney
The Burney Group
Tel. 0207 267 0701
Mob. 07836 711016
Unit B Rochester House
16 Rochester Mews
London NW1 9JB**

On 21 Apr 2021, at 12:03, Tony Matthews <tony@dutchanddutch.com> wrote:

Dear Steve,

Good speaking with you this morning, and as discussed I set out below our views on either the sale or letting of the above ground floor space.

I measured the space yesterday as follows:-

Gross 2,035 sq.ft

Net 1,909 sq.ft

Taking into account current market conditions our view is that a quoting rent should be £30 per sq ft on the NIA for an office occupier, with Capital value of circa £500 per sq ft on the GIA, say £1m for a 999 year lease. (Plus Vat if applicable).

My Company would really welcome the opportunity of acting for you in connection with either of these proposals, and once you confirm instructions I will send you our marketing proposals.

Please do not hesitate to give me a call if there is anything you want to discuss.

Kind regards

Tony Matthews

Director

D: 020 7443 9869

M: 07973 362 924

174 West End Lane

London NW6 1SW

www.dutchanddutch.com

<image001.jpg>

One attachment • Scanned by Gmail





Brand New fully fitted E use Class premises in Camden For Sale

UNIT A

16 Rochester Mews, Rochester House,
Camden, NW1 9JB

Office

FOR SALE

2,035 sq ft
(189.06 sq m)

- Fully fitted office space
- Entry phone system
- Male and Female WC's
- Kitchenette
- Excellent natural light
- Heating and cooling system
- 125 year long lease
- Owners would also consider leasing the premises for a term by arrangement

Unit A, 16 Rochester Mews, Rochester House, Camden, NW1 9JB

Summary

Available Size	2,035 sq ft
Price	£1,250,000
Business Rates	Interested parties are advised to rely on their own enquiries with the London Borough of Camden.
Service Charge	£2,922 per annum
EPC Rating	B (33)

Description

This newly built property comprises of a self-contained ground floor B1 office. The premises has been fitted to a high standard and includes automated sensor lighting, new toilets and a kitchenette, double glazed windows and exterior electric windows. The property benefits from an abundance of natural light due to the installation of roof lights to the rear of the ground floor and windows on the side elevation of the premises.

Location

The property is situated on the corner of Rochester Place and Rochester Mews. Situated within close proximity to Camden Road, St Pancras Way and Kentish Town Road, the premises is conveniently situated in the desirable area of Camden which is widely recognised as a center for business and leisure, with a wide variety of leading creative and commercial firms occupying space.

Accommodation

The accommodation comprises of the following

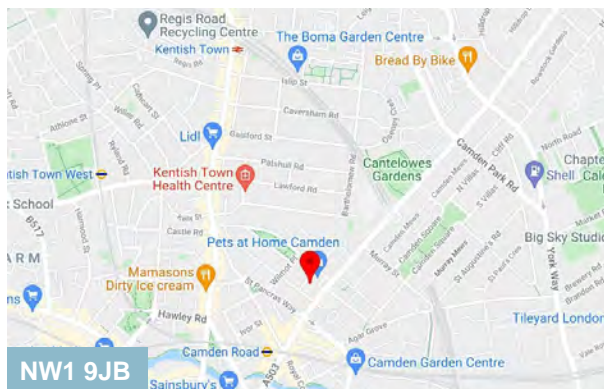
Name	sq ft	sq m	Availability
Ground	2,035	189.06	Available
Total	2,035	189.06	

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

VAT

Plus VAT.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com



Tony Matthews

0207 4439869 | 07973362924

tony@dutchanddutch.com

More properties @ dutchanddutch.com



Brand New fully fitted E-use Class premises in Camden

UNIT A

16 Rochester Mews, Rochester House,
Camden, NW1 9JB

Office

TO LET

2,035 sq ft
(189.06 sq m)

- Fully fitted office space
- Entry phone system
- Male and Female WC's
- Kitchenette
- Excellent natural light
- Heating and cooling system
- Landlord would also consider selling the long leasehold

Unit A, 16 Rochester Mews, Rochester House, Camden, NW1 9JB

Summary

Available Size	2,035 sq ft
Rent	£55,000 per annum
Rates Payable	£44,032 per annum
Rateable Value	£86,000
Service Charge	£2,922 per annum
EPC Rating	B (33)

Description

This newly built property comprises of a self-contained ground floor B1 office. The premises has been fitted to a high standard and includes automated sensor lighting, new toilets and a kitchenette, double glazed windows and exterior electric windows. The property benefits from an abundance of natural light due to the installation of roof lights to the rear of the ground floor and windows on the side elevation of the premises.

The landlords would consider a range of uses on site.

Location

The property is situated on the corner of Rochester Place and Rochester Mews. Situated within close proximity to Camden Road, St Pancras Way and Kentish Town Road, the premises is conveniently situated in the desirable area of Camden which is widely recognised as a center for business and leisure, with a wide variety of leading creative and commercial firms occupying space.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,035	189.06	Available
Total	2,035	189.06	

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Terms

New lease available for a term by arrangement.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182
peter@dutchanddutch.com



Jack Ezekiel

02074439867 | 07572346013
jack@dutchanddutch.com

More properties @ dutchanddutch.com

20th November 2023



UPDATED REPORT FOR PLANNING

16 Rochester Mews
Camden
London
NW1 9JB



20th November 2023



To whom it may concern

I have been asked by the Freeholder of the above property regarding the current use of the ground floor business space and future viability of the use of the ground floor at 16 Rochester Mews to continue as commercial space E Class use or would be more suited to residential use.

My role is Director of Dutch and Dutch, and my Company has been dealing in Commercial Real Estate transactions in the North -West London Area for over 50 years. We started marketing this property in April 2021 and thus are well placed to comment on the above.

Location

The property is situated on the corner of Rochester Place and Rochester Mews. Situated within proximity to Camden Road, St Pancras Way, and Kentish Town Road, and within easy reach of many transport facilities.

Tucked away off Rochester Road (which along with Rochester Terrace forms part of an area renowned for its Victorian and Regency properties around garden squares) this mews house is ideally placed for access to both the very vibrant Camden and Kentish Town.

Rochester Mews is a peaceful and quiet location whilst being close to all the major traffic routes in north London with both Camden Underground (10 mins walk) and Camden Road Overground (6 mins walk) stations being close by. Less than a mile away is Kings Cross, St Pancras (Eurostar) and the excellent facilities at Granary Square and the newly refurbished Coal Drops Yard. The two acres of Camden Square gardens is moments away too. The area is also known for the excellent standard of schools, including Camden School for Girls, Collège Français Bilingue de Londres on Holmes Road and many Ofsted outstanding primary schools.

Description

This recently constructed property currently comprises of a self-contained ground floor E use space. The premises has been fitted to a high standard and includes automated sensor lighting, new toilets and a kitchenette, double glazed windows, and exterior electric windows. The property benefits from an abundance of natural light due to the installation of roof lights to the rear of the ground floor and windows on the side elevation of the premises.

Current Market Conditions

There is currently an oversupply of office space in and around Camden and together with a lack of good enquiries this is resulting in very few letting transactions. We are finding that Tenants who are seeking space of between 500 – 2,000 sq ft do not want to commit to long term and are therefore taking space in building such as We Work and Regis where there are no long-term commitments and all-inclusive rents, which is the preferred option for this size in the local market.

20th November 2023



Marketing

Initially Dutch and Dutch were instructed to offer a long leasehold interest or alternatively a rental opportunity in April 2021 and the property has been on the market since then.

For sale

Commented [ZW1]: Do you have these in larger format to show date more clearly

Unit A, 16 Rochester Mews
Camden, NW1 9JB
2,035 sq ft - For Sale - Office
Created: 29/04/2021 - Updated: 05/09/2023

Tasks: No Tasks assigned to this Disposal

Related Notes (0):
Reuben Barnard (inactive) Jun 11, 2021 at 10:50 am
Debbie Allen M: 07973315529 (Viewings)
Tony Matthews Jun 11, 2021 at 9:40 am
Viewing... Debbie Allen 0207 267 0701
or
Client Steve Burney 07836 711 016

0	0	0	0	25	2	0
Signed	Under Offer	Negotiating	Viewings	Enquiries	Discounted	Idle

To let

Unit A, 16 Rochester Mews
Camden, NW1 9JB
#72978
2,035 sq ft - To Let - Office
Created: 30/07/2021 - Updated: 15/11/2023

Tasks: No Tasks assigned to this Disposal

Related Notes (0):
Jack Ezekiel May 30, 2023 at 9:29 am
Name: Hudi Charin
Email: hudi@bigisterswap.co.uk
Tel: 07538785442
Call if business rates drop
Reuben Barnard (inactive) Aug 5, 2021 at 3:01 pm
Access: Debbie Allen 020 7267 0701

20th November 2023



During that time, we have had several viewings for commercial use from various types of businesses and the following is the feedback we have received from potential Purchasers/Tenants.

- Very limited Parking
- The road is too narrow for deliveries.
- The layout of the space is not suitable for their business.
- Loading and unloading very difficult
- One office on the right-hand side would need access to the unit for fire escape.
- Very few local facilities for staff for coffee/restaurants.
- Did not want to work in a predominantly residential environment.

Quoting prices and rents in our opinion were reasonable at the time of commencing marketing and the Clients were prepared to listen to any reasonable offers which may have been made during marketing.

Apart from our own website the property has been listed and still is on all the property portals IE: -

- Zoopla
- Rightmove
- Novaloca
- EG Property Link

We also have an extensive applicant database and Applicants are notified on a regular basis as to the availability of this property either for sale or to rent.

Comparable Evidence

With regards to the quoting rents, it can be seen from local comparable evidence that the rent we have been and are still quoting are very reasonable at the rate of £27.50 psf as opposed to other buildings on the street and in the area are quoting levels of circa £40 psf. [Can you give examples of other commercial buildings where buildings have let at this rate](#)

In so far as the long leasehold price is concerned, we could not find any comparable evidence to show any recent sales of similar buildings in the immediate area.

<https://www.zoopla.co.uk/to-rent/commercial/details/57591716/>

<https://1bfd60c36b835dcaae75->

a906ed540add075570c73b565033f177.ssl.cf3.rackcdn.com/417_143226_638344529317374096.pdf

<https://www.4prop.com/view-details/230818105400>

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Viewing schedule

Please find evidence of the viewings carried out by Dutch & Dutch in the below table with the applicants' comments.

Date of Requirement	Tenant / Sector	Agent	Matched Space	Summary	Comments
15th Sep 2023	<u>browniegod</u> <u>iliriane ramaxhiku</u> Unknown Sector		All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	Not enough natural light
14th Sep 2023	<u>browniegod</u> <u>iliriane ramaxhiku</u> Unknown Sector		All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	As above
2nd Jun 2023	Srinivasa Rao Davuluri Unknown Sector		All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	Business Rates
26th May 2023	Hudi Charin Unknown Sector		All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	To expensive
5th Apr 2023	Valerie Shao Unknown Sector		All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	Business Rates
22nd Feb 2023	Luke Theodosiou Unknown Sector		All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	To big

20th November 2023



21st Feb 2023	<ul style="list-style-type: none"> • M Squared London Ltd (Manoj Bhawani) Unknown Sector	All Availability	Size: 1,000 to 3,000 sq ft Occupancy: Q2 2023 Budget: £10 - £75 per sq ft Looking for 1,000 to 3,000 sq ft of Office in NW6 1SB (+ 3 miles)	N/A
2nd Feb 2023	Carys Hiles Unknown Sector	All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	Location not ideal
27th Jan 2023	Jackie Pepper Unknown Sector	All Availability	Size: 1,290 to 3,790 sq ft Looking for 1,290 to 3,790 sq ft of Leisure in Within 3 miles of 289 Kilburn High Road	Found space elsewhere
27th Jan 2023	Jackie Pepper Unknown Sector	All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	As above
15th Apr 2022	Charu Kashyap Unknown Sector	All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	Didn't like the layout
10th Feb 2022	Alex Ziff Unknown Sector	All Availability	Size: 1,830 to 2,240 sq ft Looking for 1,830 to 2,240 sq ft of Office in Within 3 miles of Unit A	Needed parking
22nd Jan 2022	Miss Sandra Antohe Unknown Sector	All Availability	Size: Unknown Requirement	Didn't like the road
18th Oct 2021	Onitt Ltd (Asad Hamir) Unknown Sector	All Availability	Size: 1,000 to 2,500 sq ft Occupancy: Q1 2022 Budget: £15 - £55 per sq ft Looking for 1,000 to 2,500 sq ft of Office in NW6 1SB (+ 5 miles)	Layout didn't work
12th Oct 2021	The Charlton Brown Partnership (Louis Scott)	All Availability	Size: 2,000 to 3,500 sq ft Occupancy: Q1 2022 Budget: £10 - £60 per sq ft Looking for 2,000 to 3,500 sq ft of Office in NW6 1SB (+ 3 miles)	N/A
	Unknown Sector			
10th Oct 2021	Mark Marmorstein Unknown Sector	All Availability	Size: 2,200 to 2,700 sq ft Looking for 2,200 to 2,700 sq ft of Office in Within 3 miles of Haskell House	Layout didn't work

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At the beginning of marketing, we did have some strong interest, however the offer they made was withdrawn for reasons to do with the narrowness of the road, high business rates and rubbish collection, which was of importance to them.

There have been several factors affecting the disposal of this property, which we have mentioned above and, in my opinion, given many years of working with commercial properties and taking into account the poor office market in the local vicinity and the above information we feel the property is more suited as residential than commercial.

Yours faithfully

SIGNED: Anthony Matthews

For and on behalf of DUTCH & DUTCH

DATE: 20th November 2023

Appendix 5

NW1 9JB Clear + 1/2 mile sq. ft. Min Size to 2,500 PCM Min Price to

118–10,272 sq. ft. OFFICE Freedom Local call rate Contact Save

14-15 Mandela Street, London, NW1 ×

Office

0.42 miles

Fully fitted media-style offices set out over three floors (LG & 1st).

COMMERCIAL ONLINE VIEWING

Marketed by BBG Real Estate London, London

£3,177 pcm From
1,525–5,543 sq. ft.

bbg 020 3889 9163 Local call rate Contact Save

Office (E Class) – Rochester Mews, Camden, London, NW... ×

Retail property (high street)

0.06 miles

Modern office spaces with flexible layout, excellent transport links,

COMMERCIAL

Marketed by Robert Irving Burns, Robert Irving Burns

£4,279 pcm From
1,300–5,250 sq. ft.

RIB 020 3910 6177 Local call rate Contact Save

Piano Factory, Perren Street, Kentish Town, London, NW... ×

Office

0.47 miles

Originally a Victorian piano factory is an imposing brick constructed

COMMERCIAL

Marketed by Pilcher London, London

£5,280 pcm
1,408–4,691 sq. ft.

PILCHERLONDON 020 3869 5915 Local call rate Contact Save

Accessed on 19.12.2023

Another office on Rochester Mews £39.50 per sq ft

RX
LONDON

Two floors of
office space to let

The Brewery Building, 55–61 Brewery Road, NW7

Progressive real estate.
On every level.





The Building

Description

Architecturally redesigned by Squire and Partners, The Brewery Building boasts two bright and contemporary office floors. Both floors are available on an all-inclusive rent to include; furniture, rent, business rates, service charge, internet, cleaning and utilities.

The third floor has been fitted and furnished offering the perfect opportunity for an occupier searching for maximum flexibility and minimum hassle with their office move.

Term

Flexible terms available from 18 months.

All-inclusive rent

Fourth Floor	£17,500 pcm (+ VAT)
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Third Floor	£17,500 pcm (+ VAT)
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TOTAL	£35,000 pcm (+ VAT)
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Location

Located within a 10 minute walk of Granary Square and Coal Drops Yard, The Brewery Building benefits from all the amenities on offer in King's Cross.

Transport links from King's Cross & St. Pancras International and Caledonia Road are within walking distance.

Specification

- Fully fitted and furnished
- Architecturally designed by Squires Architects
- Inclusive rent and managed
- Air conditioning
- Suspended LED Lighting
- Fibre connectivity
- 8 person passenger lift
- WC's & showers on every floor
- Demised kitchenettes
- Secure bike storage
- Juliette balconies
- DDA compliant

Office space



Kitchenette



External





Schedule of Areas

Floor	Sq. ft	Sq. m	Status
Third	2,386	221.6	Available
Fourth	2,390	222.0	Available
Total	4,776	443.6	Available

Floor plan

Third and fourth floor

4,776 sq. ft / 443.6 sq. m

For indicative purposes only. Not to scale.



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Imogen Purvis

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Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by RX London in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither RX London nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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4. VAT: The VAT position relating to the property may change without notice.

RX London is a limited liability partnership registered in England with registered number 12905015. Our registered office is as follows: RX London 1st Floor, 71 Broadwick Street, London, W1F 9PD



18-20 ST PANCRAS WAY

OPEN PLAN OFFICES OVER GROUND AND FIRST FLOOR IN FANTASTIC LOCATION
BETWEEN CAMDEN AND KINGS CROSS

**SUITABLE FOR NEW BUSINESS CLASS E
(MEDICAL, OFFICE, RETAIL, SHOWROOM, LEISURE ETC.)**

18-20 ST PANCRAS WAY, CAMDEN, LONDON NW1 0QG
1,886 to 4,351 SQ FT | GROUND & FIRST FLOORS



LOCATION

Located between the bustling neighborhoods of King's Cross and Camden, providing access to a diverse range of amenities, including cafes, restaurants, shops, and cultural attractions. The property is conveniently located within walking distance of several major transport links, including Kings Cross (National Rail, London Underground, Eurostar) and St Pancras International stations (National Rail, London Underground, Eurostar), providing easy access to the rest of London and beyond.



Lewis Cubitt Square



Coal Drops Yard



Inverness Street Market



King's Cross Station

CONNECTIVITY

CHALK FARM 🚶 / 8 MIN 🚲

CAMDEN ROAD 🚶 / 3 MIN 🚲

CAMDEN TOWN 🚶 / 5 MIN 🚲

MORNINGTON CRESCENT 🚶 / 6 MIN 🚲

EUSTON 🚶 / 8 MIN 🚲

KING'S CROSS 🚶 / 7 MIN 🚲

DESCRIPTION

18-20 St Pancras Way offers contemporary and media-style open-plan space on the ground and first floor that are perfect for businesses of all sizes. The property features excellent natural light and high ceilings, creating a bright and welcoming environment. Equipped with the latest technology, high-speed internet, and an on-site support team, this workspace provides all you need to work efficiently. The property's gated on-site parking adds convenience to your commute. Conveniently located within walking distance of major transport links, this property offers an ideal location for your business to thrive.

-  Air Conditioning
-  Ample natural light
-  UV reducing double glazed windows
-  Kitchenettes
-  Self-contained entrance
-  Meeting Rooms
-  Gated on-site parking available
-  LED lighting
-  Demised WC's
-  High-speed internet
-  Fully Raised access flooring
-  Reception area
-  Fire Alarm
-  CCTV
-  Generous floor to ceiling heights

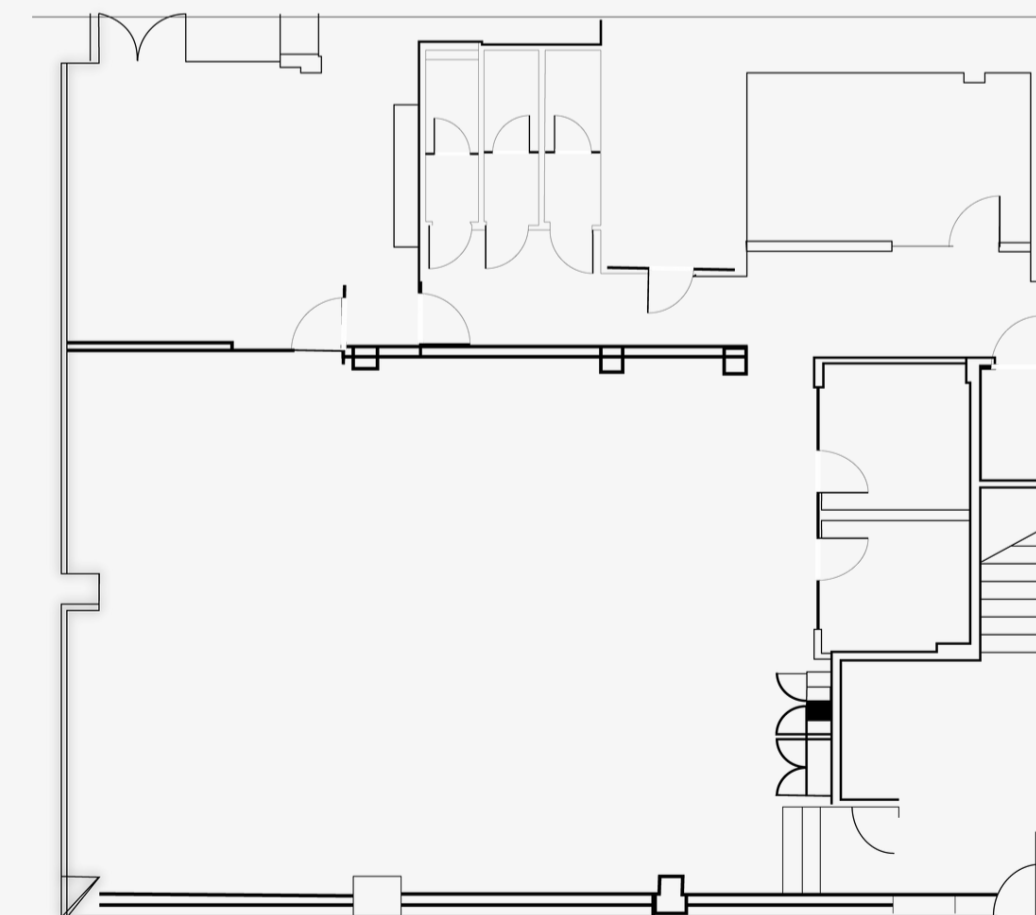


THE SPACE



	Ground	First	Total
Size (sq. ft.)	2,465	1,886	4,351
Quoting Rent (p.a.) excl.	£104,763	£80,155	£184,918
Estimated Rates Payable (p.a.)	£36,608	£40,192	£76,800
Service Charge (p.a.)	TBC	TBC	TBC
Estimated Occupancy Cost excl. (p. a.)	£141,371	£120,347	£261,718

GROUND FLOOR.
For indicative purposes only. Not to scale.



LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

This property has an EPC rating of C-59.

FLOOR PLANS

Available on request.

VAT

TBC

CONTACT US

Freddie Brett

0207 927 6575

Freddie@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk

Or our joint agents Christo & Co

Paul Stone

020 7482 1203

Paul.stone@christo.co.uk



RIB

ROBERT IRVING BURNS

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.
November 2023



Spectrum House, Gordon House Road, London, NW5

From

£846 pcm

£10,152 pa

£50.76 per sq. ft.

Business rates & charges may apply

SIZE AVAILABLE

200-9,260 sq. ft.
(19-860 sq. m.)

SECTOR

 **Serviced office to lease**

USE CLASS 

 **E**

MARKETED BY

Bizspace Limited, London

1-4 Pall Mall East London SW1Y 5AU N3
1HF



Call: 020 3840 3780

Request details

Lease details

Furnish type: **Furnished or unfurnished, landlord is flexible**

 No floor/site plan



+7

Key features

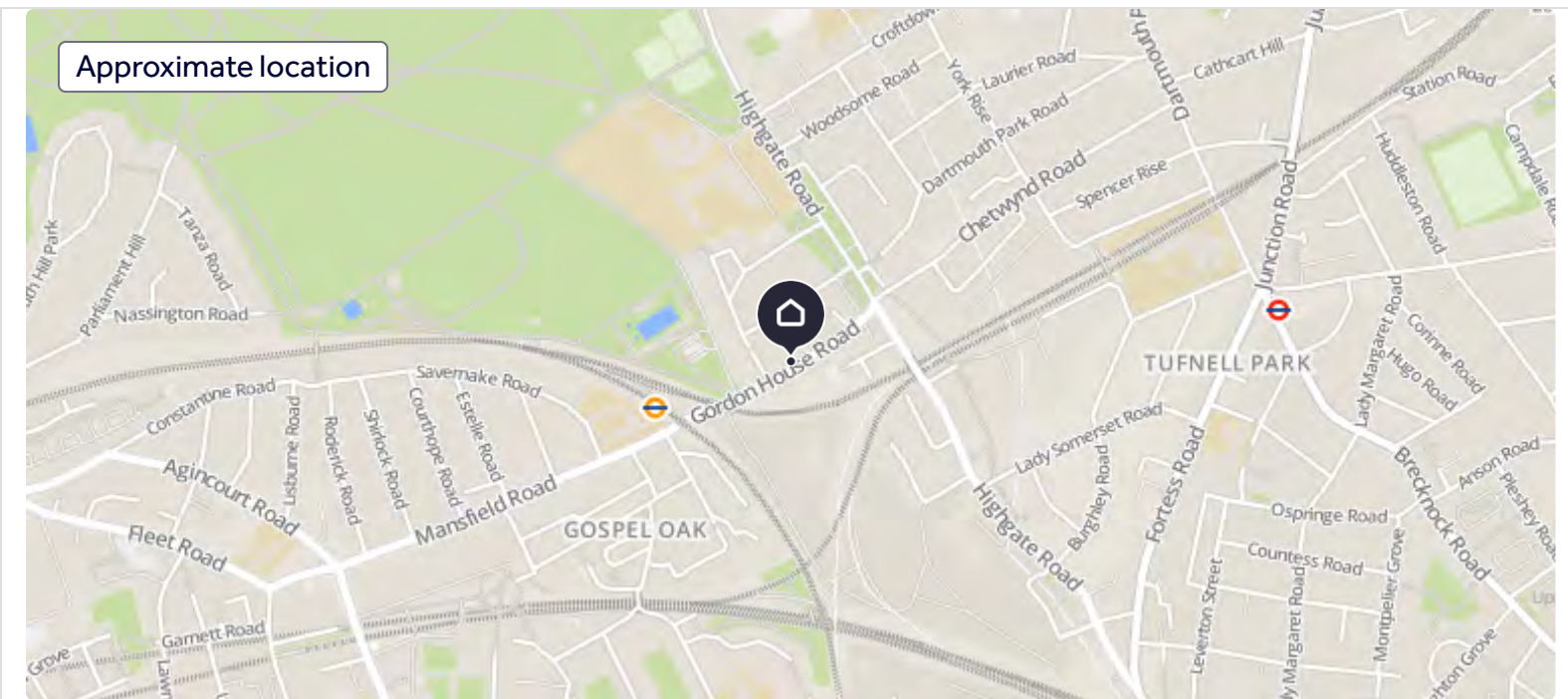
- 24-hour access
- Communal kitchens
- On-site parking
- Air conditioning
- Heating
- Security / CCTV

Property description

If you're looking for a practical workspace where traditional architecture meets contemporary design, you've come to the right place. BizSpace Camden is an exciting business centre with a vibrant warehouse feel, providing a range of beautiful studio spaces for businesses of all sizes. Our spaces benefit from lots of natural light, large black framed windows, suspended lighting, and parquet flooring, plus many other communal facilities and amenities. Workspaces can be rented on a short-term licence agreement - from 12 months to longer multi-year leases.

BizSpace Camden is in a vibrant part of London in the bustling borough of Camden. We're approximately an eight-minute walk to the recently regenerated areas of Kentish Town and Tufnell Park. While gentrified, they both retain much of their heritage and original charm. Locally, you'll find an abundance of cafes, restaurants, shops, hotels and more to entertain staff, guests, and clients alike. Not only do we boast excellent transportation links, but we also sit adjacent to Hampstead Heath, which provides an excellent space to relax, unwind, or exercise before, during or after work.

Spectrum House, Gordon House Road, London, NW5



Broadband speed



About Bizspace Limited, London

1-4 Pall Mall East London SW1Y 5AU N3 1HF



[More properties from Bizspace Limited, London](#)

Notes

These notes are private, only you can see them.



Add your thoughts on this property...

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*This is the average speed from the provider with the fastest broadband package available at this postcode. The average speed displayed is based on the download speeds of at least 50% of customers at peak time (8pm to 10pm). Fibre/cable services at the postcode are subject to availability and may differ between properties within a postcode. Speeds can be affected by a range of technical and environmental factors. The speed at the property may be lower than that listed above.

You can check the estimated speed and confirm availability to a property prior to purchasing on the broadband provider's website. Providers may increase charges. The information is provided and maintained by [Decision Technologies Limited](#).

Map data © [OpenStreetMap](#) contributors.

Appendix 6

Camden Commercial Limited
Unit B, Rochester House
16 Rochester Mews
London NW1 9JB

Telephone Number: 020 7267 0701

Dear Sir/Madam

Application Reference: 2023/4284/PRE

With reference to our application, I would like to confirm that apart from a small personal office that we use for convenience and security the remainder and 90% of the ground floor commercial unit is unoccupied.

The Electric Vehicle Company, which I am a director of, were trading for a while from the premises, lease & rent free so they were responsible for paying the rates, whilst we have been marketing the property to rent or to sell but to no avail.

I confirm that the Electric Vehicle Company are not trading from the premises and haven't done so for quite some time even though google and their website still had their address as Rochester House, it had not been updated with the new Broxbourne address, but it has been amended now.

Yours faithfully



Steve Burney
Director

Company Number 05426080

Registered Office Address: Rochester House, Unit B, 16 Rochester Mews, London, England, NW1 9JB

Appendix 7

