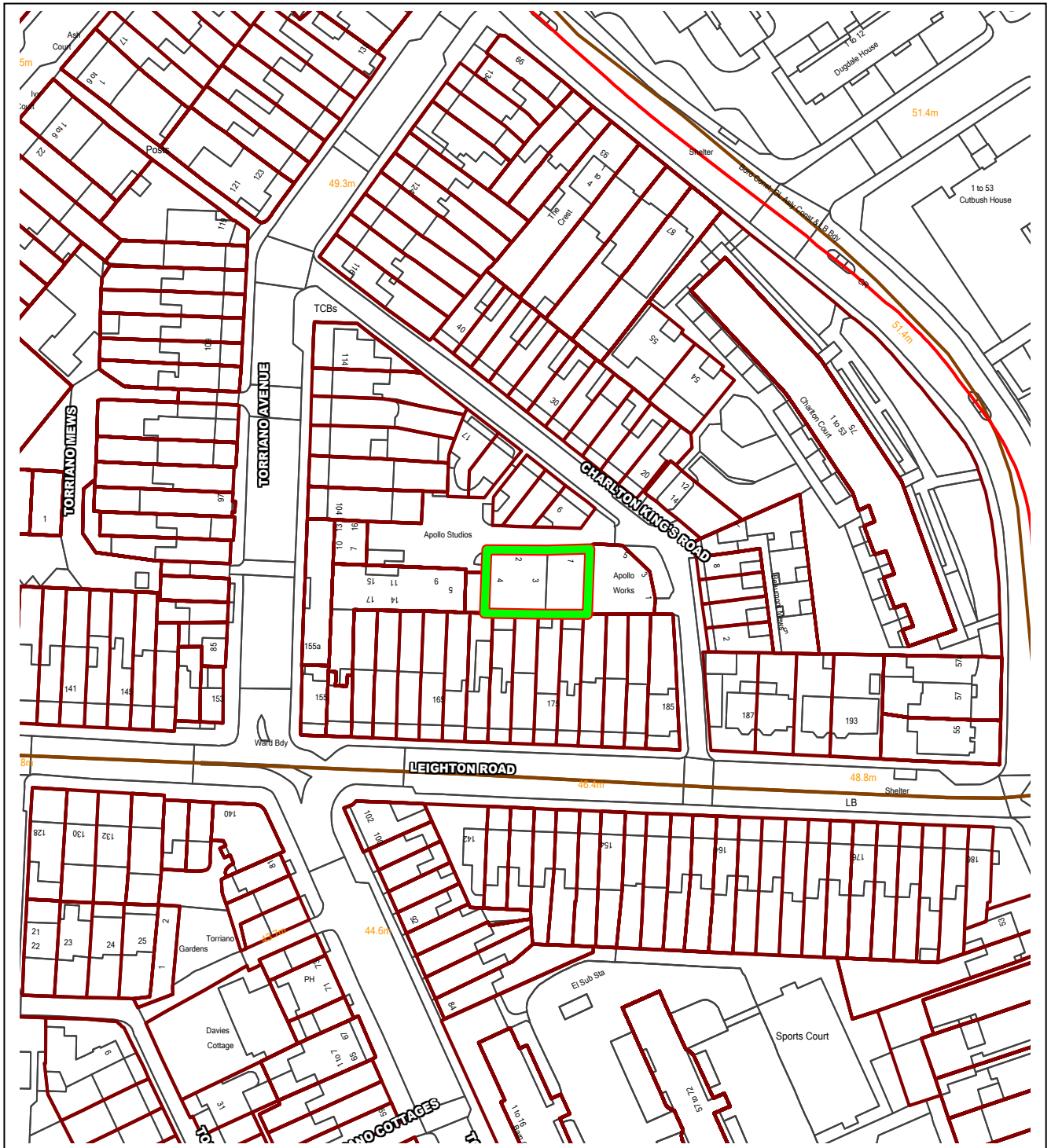


2023/0339/P - 1 & 2 Apollo Studios Charlton King's R

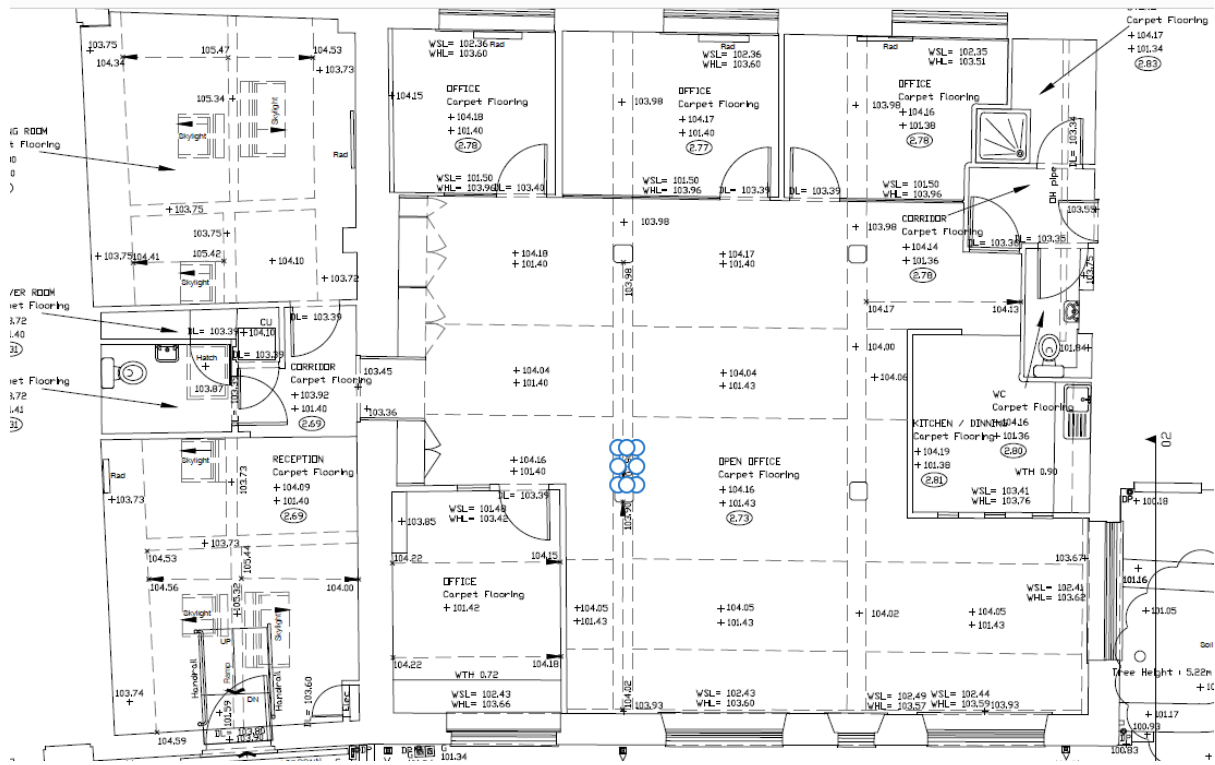


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1 & 2 Apollo Studios (2023/0339/P)
 Site Photos and Plans

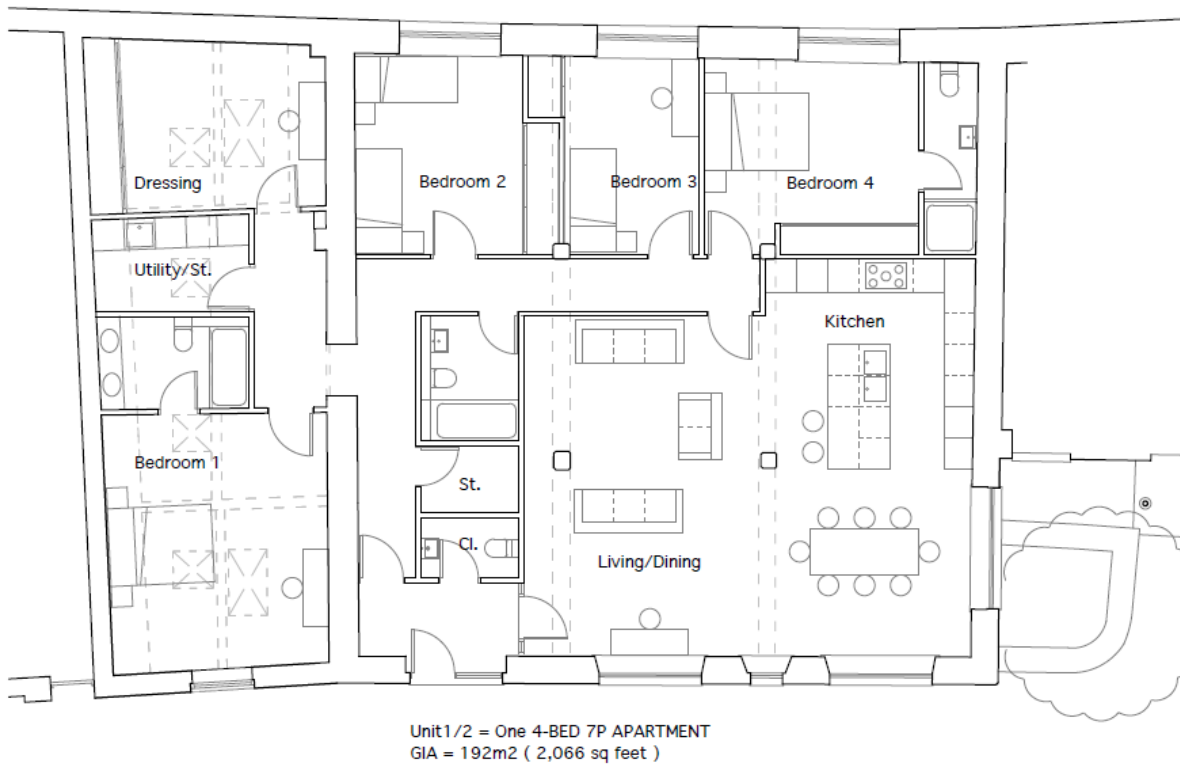


(above) Unit 1 & 2 Apollo Studios located in the building marked with the red arrow

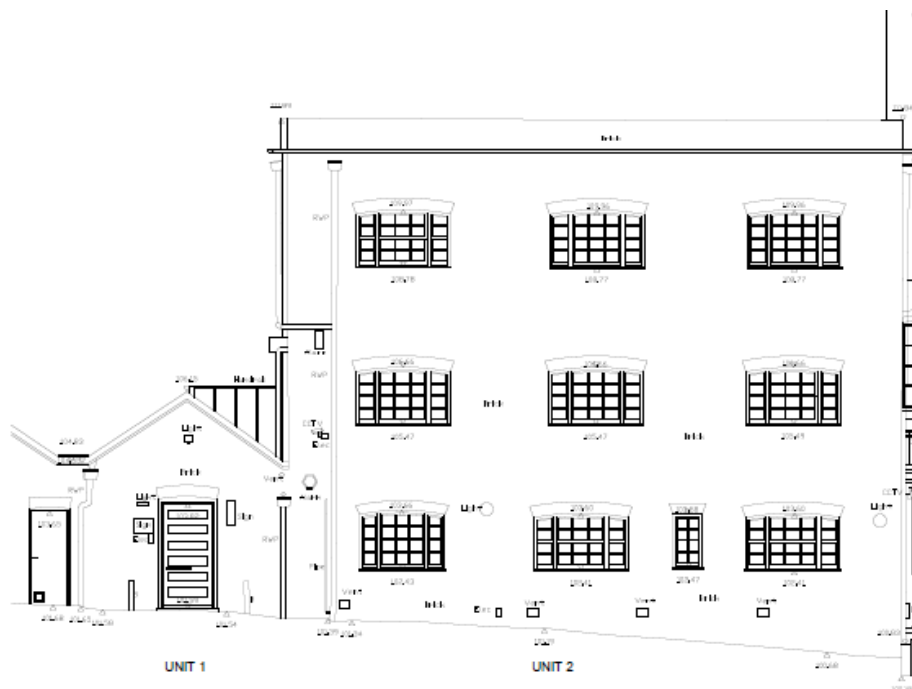


(above) Existing Ground Floor Plan

1 & 2 Apollo Studios (2023/0339/P)
Site Photos and Plans

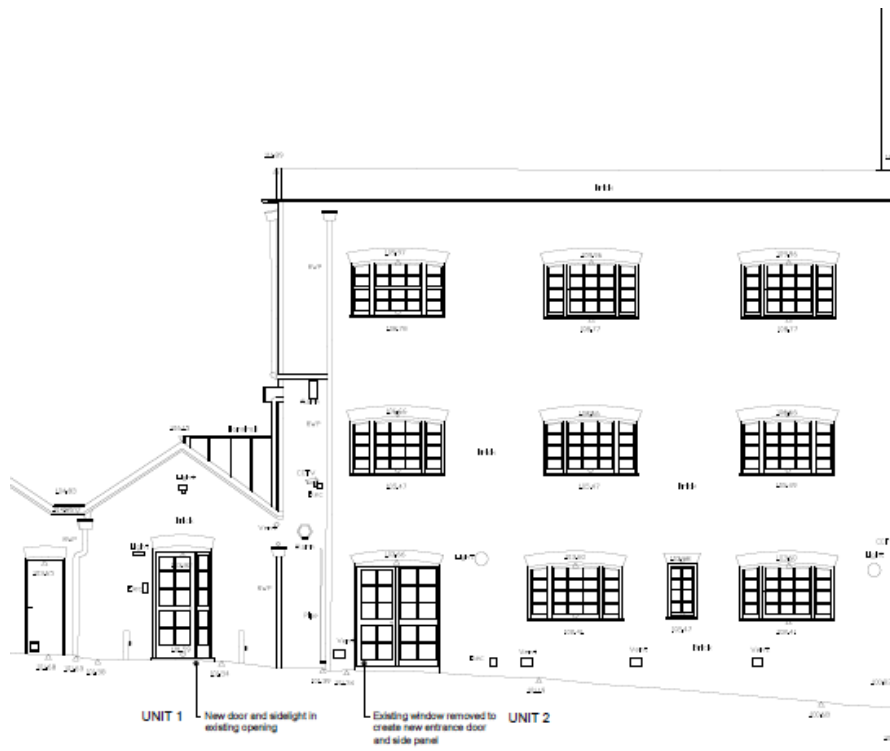


(above) Proposed Ground Floor Plan



Existing north and west elevation

1 & 2 Apollo Studios (2023/0339/P)
Site Photos and Plans



Proposed north and west elevation

Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date:	21/03/2023
				Consultation Expiry Date:	06/03/2023
Officer				Application Number(s)	
Enya Fogarty				2023/0339/P	
Application Address				Drawing Numbers	
1 & 2 Apollo Studios Charlton King's Road London NW5 2SB				Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use from office (Class E) to provide 1x 4-bed self-contained flat (Class C3); removal of existing window and replacement with door					
Recommendation:		Grant conditional planning permission (subject to a Section 106 Legal Agreement)			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Summary of consultation:		A site notice(s) was displayed near to the site on the 10/02/2023 (consultation end date 06/03/2023).			
Adjoining Occupiers:		No. of responses	00	No. of objections	00
Summary of consultation responses:		No third-party consultation responses were received during the course of the application			
The Kentish Town Neighbourhood Forum;		A letter of objection was received on behalf of the neighbourhood forum. Their objection comments can be summarised as follows: <ol style="list-style-type: none"> 1. Reduction of employment space 2. No sustainability consideration 3. One of the residential units would have no windows, would be of poor quality and would have a lack of privacy 4. No renewable energy 			

5. Forum should be consulted with the use of the CIL money if permission is granted

Officer's response:

1. *Please see the change of use section of the report*
2. *Due to the nature of the proposal, sustainability considerations are not considered a requirement*
3. *Please see revision section of the report*
4. *Due to the nature and small scale of the proposal, it is not considered a requirement to request renewable energy*
5. *Relevant groups are consulted on CIL payments*

Site Description

The application site is located on a parcel of land situated between Charlton King's Road, Leighton Road and Torriano Avenue. It contains a part four storey plus penthouse building which is in use partly as offices and partly in use as residential accommodation. The site is accessed via Charlton King's Road, beyond a locked gate, with off street parking within the yard.

The site is neither listed nor located in a conservation area but is located within the Kentish Town Neighbourhood Forum area.

Relevant History

The planning history for the application site can be summarised as follows:

13 Apollo Studios

2020/4896/P-Use of the property at Unit 13 as a residential unit (Use Class C3). Granted 12/11/2020

12 Apollo Studios

2016/4040/P-Change of use from office use (Class B1a) to residential use (Class C3) at 2nd floor level. Granted 19/09/2016

7 Apollo Studios

2015/4069/P-Prior approval for Change of use from offices (B1) to a 2-bedroom dwellinghouse (C3). Granted 22/09/2015

Unit 7 Apollo Studios:

2006/3119/P - Change of use from (B1) office to live work (Sui generis). Granted on 19/09/2006

Unit 8 & 9 Apollo Studios:

2013/4190/P Change of use from office (Class B1) to 2 x self-contained residential units (Class C3). Granted 13/09/2013

Unit 9 Apollo Studios:

PE9900471 –The change of use from business use (Class B1) to a live/work unit (mixed use Class B1 and C3). Granted 11/11/1999.

Unit 10 Apollo Studios:

2008/2671/P - Change of use from live/work unit (Sui Generis) to a self-contained residential unit (Class C3). Granted on 22/08/2008.

Unit 11 & 12, Apollo Studios:

2014/0806/P - Change of use of second floor level from office (class B1a) to 2 x 2-bedroom residential units. Granted 31/03/2014

PE9800625R1 - Change of use from B1(a) to mixed use B1(a) and C3 (live work). Granted on 12/11/1998

Unit 13 Apollo Studios:

2005/1878/P - Change of use from D1 (psychoanalyst's consulting room) to live/work, comprising residential and psychoanalyst's consulting floorspace. Granted on 07/07/2005

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **G1** Delivery and location of growth
- **A1** Managing the impact of development
- **A4** Noise and vibration
- **D1** Design
- **E2** Employment premises and sites
- **H1** Maximising housing supply
- **H4** Maximising the supply of Affordable Housing
- **H6** Housing choice and mix
- **H7** Large and small homes
- **T1** Prioritising walking, cycling and public transport
- **T2** Parking and car-free development

The Kentish Town Neighbourhood Plan 2016

- SW1 Supporting small business

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Transport (2021)
- CPG Employment sites and business premises (2021)
- CPG Housing (2021)
- CPG Developer contributions (2019)

Assessment

1 The Proposal

- 1.1 Planning permission is sought for the conversion of an office premise to a 4 bed x 7person flat. External alterations include the removal of existing window and replacement with door.

2 Revisions

- 2.1 It should be noted that during the course of the application revisions to the proposed scheme were requested. Originally the proposal involved the conversion of the office premise to a 1-bed 2P and a 3-bed 6P flat. However, it was considered the 1 bed unit would provide poor quality accommodation as it had no external windows. As a result, the proposal was revised to a 4 bed 7P flat.
- 2.2 The revisions made did not materially affect the scheme and as such were accepted as amendments under the current application.

2. Assessment

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

- Principle change of use
- Design
- Quality of accommodation
- Amenity
- Affordable Housing
- Transport

3. Principle of the change of use

- 3.1 The Council resists the loss of business space unless it is sufficiently justified; however, it is noted that Policy E2 suggests that the future supply of office space in the borough can meet projected demand; and the Council will consider alternative uses for older office premises, such as the application site.
- 3.2 Marketing evidence has been submitted to support the change of use. Letters from Christo and Co estate agents showing the unit has been for sale or lease since April 2022. The few recorded viewings did not achieve a successful letting. There is evidence of viewings in May 2022 but no sale. Additionally, an email from a potential occupier who was only interested in the unit if it was in use for residential purposes was provided.
- 3.3 It is noted in the planning history that many neighbouring office premises have also been converted to residential units. As a result, the majority of the remaining premises in the immediate area are already residential in use.
- 3.4. It is considered that the office unit has been vacant and does not appear to have been in use for some time. Therefore, on balance, and taking into consideration the other conversions that have occurred within the same building group, the principle of losing a small amount of Class E office space is considered acceptable in this instance in order to achieve a new residential unit. The provision of new residential floorspace and a large home is a housing priority, therefore the proposed use is in accordance with Policy H1 and Policy H7.

4. Design

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 4.2. The proposal includes the installation of two new entrance doors at ground floor level. The doors respect the overall proportions and pattern of the building. By virtue of its design, materials and the minor scale of the proposed alternations, the alterations are considered to be in keeping with the character and appearance of the host building and locality.

5. Quality of Accommodation

- 6.1 Policy H7 states that the Council will seek to ensure that all housing development, including conversion of existing homes and non-residential properties, contributes to meeting the priorities set out in the Dwelling Size Priorities Table.
- 6.2 The application premises would be appropriate for residential use. The proposed residential dwelling would exceed the National Described Space Standard for a 4Bed 7P unit with a floor area of 192sqm (GIA) (the requirement for a 4-bed-7-person-1-storey dwelling is 108 sqm).
- 6.3 The proposed rooms within the unit are regular in shape with a large living / dining room, 4x bedrooms (2x en-suite), main bathroom, with two small storage cupboards. The proposed living room, bedrooms, and bathroom all have access to natural light and ventilation. The proposed unit would meet the recommended minimum floorspace and the overall layout of the unit is considered to be acceptable for potential future occupiers.

6. Residential Amenity

- 6.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors

such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

- 6.2. Due to the nature of the works, it is not considered that the proposal would significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.
- 6.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning Policies A1 and A4.

7. Affordable Housing

- 8.1 Policy H4 (Maximising the supply of affordable housing) of the Local Plan requires a contribution to affordable housing (AH) from all developments providing one or more additional residential units and providing additional residential floorspace of 100m² (GIA) or more. The proposal seeks to provide a new residential unit with the plans indicating a new residential floorspace of 192 sqm GIA.
- 8.2 The sliding scale target, starting at 2% for one home and increasing by 2% for each home added to capacity, is applied to the additional floorspace proposed. The affordable percentage is calculated on the basis that 100m² (GIA) is sufficient 'capacity' for a single home (rounded up or down to the nearest 100 sqm). Schemes providing a capacity for fewer than 10 units will not need to provide on-site affordable housing but are expected to make a payment in lieu (PIL), subject to viability.
- 8.3 In this case, based on the new residential floorspace of 192sqm GIA, the capacity of the floorspace is 2 new homes (100 sqm per home, rounded). At 2% per home, the AH target would be 4% of the new residential floorspace. The AH floorspace target is therefore 7.68sqm (4% of 192sqm). A PIL is sought at a rate of £5,000 per m² of GIA. The financial contribution is therefore 7.68 x £5,000 = £38,400. This is based on measurements taken from the submitted plans by the applicant and the final financial contribution would be dependent on the PIL figure at the time of agreeing the Section 106 Agreement.

8. Transport

- 9.1 The proposed new dwelling is required to be car-free in accordance with Policy T2, this includes limiting the availability of both off street and on street parking, which will be secured by S.106 agreement.
- 9.2 Two long stay cycle parking spaces are required, and although these aren't shown on the plans, it is considered they could be easily provided at ground level and as such, details shall be secured by condition.

9. Conclusion and Recommendation

- 10.1 As such, the proposal is in accordance with policies A1, D1, D2, H1, H6, H7, E2, T1 and T2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2021.
- 10.2 Grant conditional Planning Permission (subject to section 106 legal agreement).

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th August 2023, nominated members will advise whether they consider this

application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/0339/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Date: 9 August 2023

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

OPC
89 High St
Tunbridge Wells
Kent
TW1 1YG

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

1 & 2 Apollo Studios
Charlton King's Road
London
NW5 2SB

Proposal: Change of use from office (Class E) to provide 1x 4-bed self-contained flat (Class C3);
removal of existing window and replacement with door
Drawing Nos: 001; 002; 100; 110; 118A-201 - Rev. P2; 220

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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;

001; 002; 100; 110; 118A-201 - Rev. P2; 220

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 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).
- 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.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

Supporting Communities Directorate