

OBS/GF/DP5983
31st May 2024

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Kristina Smith
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Dear Kristina,

APPLICATION FOR PLANNING PERMISSION FOR ROOF PLANT AND LOUVRES

HIGHGATE STUDIOS, 53-79 HIGHGATE ROAD, LONDON, NW5 1TL

On behalf of our client, Kentish Town UK Office Propco Limited, please find enclosed an application for full planning permission consent for the following development:

“Installation of plant at roof level and introduction of a new riser and louvre.”

This application, including all supporting documents have been submitted via the planning portal (ref. PP- 11480438). The application comprises the following documents:

- Application Forms;
- Covering Letter;
- Drawing set, prepared by Piercy and Company Architects; and
- Noise Impact Assessment, prepared by Sandy Brown.

Please note that the requisite application fee of £357 has been paid via the Planning Portal.

Site Context

The Site currently comprises of a self-contained café and flexible uses as either office, retail /restaurant. The Site falls within the Kentish Town Industrial Area and varies between 4-5 storeys in height. The site is located on the west side of Highgate Road and accessed from Carker’s Lane which is off Highgate Road. The Site is approximately 3.7 hectares.



The Site is located between Gospel Oak and Kentish Town overground stations and is served by north and south bus routes on Highgate Road. The Site has a PTAL Rating of 6a and 5 ('Excellent'). To the north of the site across Sanderson Close are residential properties, to the west is an industrial property and to the south are employment uses. The building is not listed and nor is it located within a conservation area.

Proposed Development

This application seeks planning permission for the following works broken down by building.

Plot I

The introduction of 2 x condenser units at roof level and an accessible riser carrying discharge ducts to run up the south elevation to Level 05. This is required to discharge air extract from units 401 and 420, as well as allowing the provision for future works to the remaining units within Plot I to discharge into. The colour and materials used, will be in keeping with the industrial character of the existing buildings and the riser will be blocked by the existing staircase.

It is important to note that the 2 x condenser units will not be visible from any views.

Plot H

The introduction of 1 x louvre panel in lieu of an existing window, 1 x louvre panel in lieu of an existing door and 1 x condenser unit on top of the existing substation.

The proposed condenser unit will be screened by the timber cladding that serves the existing substation.

Plot G

Introduction of 3 x condenser units at roof level. The proposed condenser units will be screened by the existing plant and will not be visible from street level.

Plot J

Introduction of 4 x condenser units at roof level. The proposed condenser units will not be visible from street level.

Plot E

Introduction of 1 x condenser unit. The proposed condenser unit will not be visible from street level.

Summary

Overall, the proposed works are minor in nature and will not have any impact in terms of townscape views. The noise report (enclosed with this application) confirms that there will be no noise impacts on surrounding buildings and/or for existing tenants.



Please refer to the drawings for more details.

We trust that the above and enclosed is all in order and satisfies the relevant application requirements and are sufficient to enable you to validate this application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact George Fairlie, of this office.

Yours faithfully

DP9 Ltd.

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