

Our Ref: 24210/SH/dm
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07 June 2024

Camden Council
Planning - Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Dear Sir/Madam,

FULL PLANNING PERMISSION FOR THE INSTALLATION OF A METAL TRELLIS TO THE 4TH AND 5TH FLOOR TERRACES AT 32 JAMESTOWN ROAD, LONDON, NW1 7DB

We have been instructed by our client, Oktra Limited, to submit the enclosed applications online via the Planning Portal (PP-13070900) for *the installation of a metal trellis to the 4th and 5th floor terraces* at the above address.

In accordance with national and local validation requirements the following documents are attached in support of this application:

- Completed Full Planning Permission Forms;
- Planning and Heritage Statement (included within this letter);
- Community Infrastructure Levy Form;
- Site Location Plan;
- Existing and Proposed East Elevation;
- Existing and Proposed 4th Floor Plan; and
- Existing and Proposed 5th Floor Plan.

The requisite fee of £293 (plus the £70 Planning Portal administration fee) has been paid online via the Planning Portal website. The remainder of this letter sets out the supporting statement regarding the application proposals.

Site Description

The application site relates to the 4th and 5th floors of 32 Jamestown Road, a five-storey office building overlooking Regents Canal. 32 Jamestown Road sits between the Iceworks (no. 34-36) and The Holiday Inn at no.30. The site is located within the Regents Canal Conservation Area, however, the building itself is not listed.

Planning History

The original permission for the site (ref. **8700553**) for *“The redevelopment of 32 (and 32A) Jamestown Road by the erection of a ground and part-four part-five storey building for light industrial studio workshop and other uses under B1 of the Use Classes Order 1987 as shown on drawing nos.349 1001C 1002C 1003C 1004C 1005C 1007C 1008C and 1009C and as revised on 24th December 1987”* was granted 18th February 1988.

Most recently, permission ref. **2023/5454/P** was granted on 20/02/2024 for *“Erection of pergolas to exterior terraces at fourth and fifth level”*.

Also, permission ref. **2023/5453/P** was granted on 27/02/2024 for “Alterations to windows and doors to north and south elevations at 4th and 5th levels”.

Application Proposals

This application seeks the installation of a metal trellis to the east elevation of the outdoor terrace at 4th and 5th level – see Figure 1 below. This will assist in further enclosing this part of the terrace to create a safe environment.

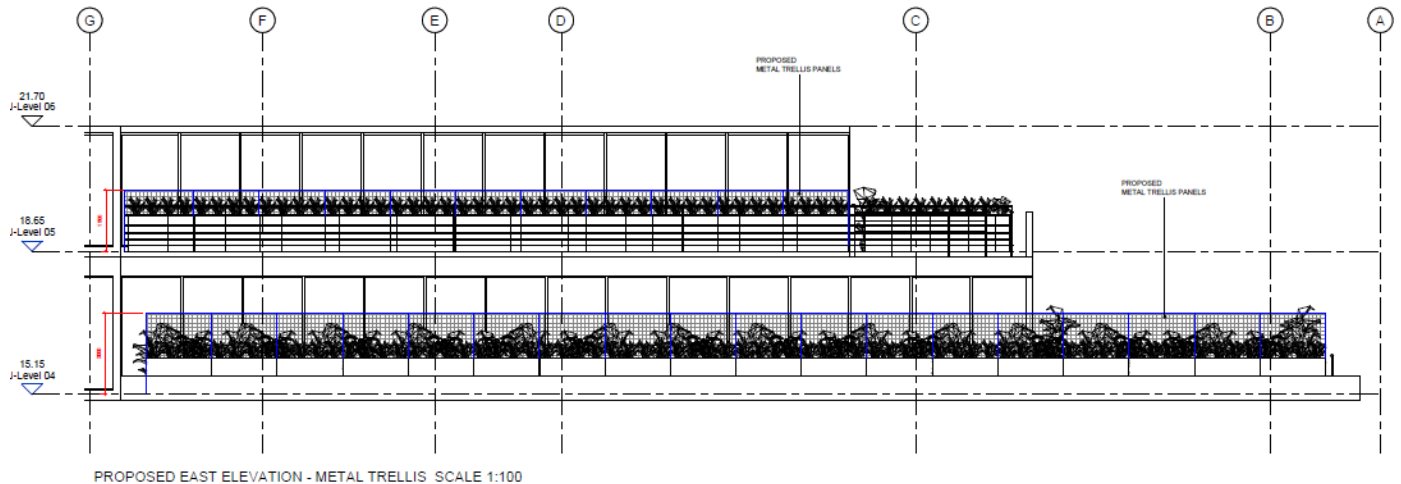


Figure 1. Proposed East Elevation.

The height of the trellises will range between 1500mm and 2000mm. Full details of the proposed works are illustrated on the drawings prepared by Oktra and submitted in support of this application.

Relevant Planning Policy

National Planning Policy Framework (2023)

The NPPF provides the overarching planning policy guidance for development across England. It states:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Paragraph 85 states that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. As such, significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 131 outlines that good design is one of the fundamental factors in ensuring sustainable development and contributes to creating:

“Better places in which to live and work and helps make development acceptable to communities.”

Furthermore, **Paragraph 135** sets out that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Similarly, development should create places that maintain a high standard of amenity for existing and future users.

Paragraph 205 outlines that when considering the impact of a proposed development on the significance of designated heritage, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

The London Plan (2021)

Policy D4: *'Delivering Good Design'* emphasises the importance of high-quality design.

Policy HC1: *'Heritage Conservation and Growth'* outlines that development proposals affecting heritage assets, and their setting, should conserve their significance by being sympathetic to the asset's significance and appreciation with their surroundings.

Camden Local Plan (2017)

Policy D1: *'Design'* states the council will require that development a) respects local context and character, b) preserves or enhances the historic environment and heritage assets, c) is sustainable in design and construction, e) uses high quality materials, and l) incorporates outdoor amenity space.

Policy D2: *'Heritage'* states the council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Conservation Area Appraisal and Management Strategy (2008)

Jamestown Road has been part of the Conservation Area designation since March 1984. The appraisal notes that numbers 26-34 Jamestown Road:

"Are buildings which are considered to neither preserve nor enhance the character of the Conservation Area and therefore there may be scope for redevelopment, subject to acceptable replacement".

Planning and Heritage Statement

Planning Considerations

The planning considerations relevant to the application proposals are any impacts on the character area arising from its design, and the potential impacts on surrounding amenity. These are addressed in turn below.

This application seeks planning permission for the installation of metal trellises to the east elevation of the 4th and 5th floor terrace. The proposed trellis is considered to be of a high quality in material and design. The trellis will not only support the plants but will also provide a level of privacy for users of the terrace, as well as an additional degree of safety for users. The principle of the terraces has already been considered acceptable as part of the wider planning history for the building and therefore this minor addition to these should also be supported given the modest scale and nature of the proposed trellis panelling.

It is not considered that the trellis will have any detrimental visual impact on the wider building given its relatively contemporary appearance but instead will be well incorporated into the overall design of the roof terraces. Similarly, the trellises will not have any negative impact on existing amenities.

Heritage Statement

The application site is located within the Regents Canal Conservation Area, within which it is an unlisted building. **Policy D2** of the local plan states that the Council will require that development within a conservation area preserves or, where possible, enhances the character or appearance of the area. As set out above, the proposed trellises are a particularly

minor addition to the roof terraces and, as a result, it is considered that this will preserve the character and appearance of the area.

The Conservation Area Appraisal and Management Strategy (2008) identifies the application site as part of a collection of buildings which are “*considered to neither preserve nor enhance the character of the Conservation Area*”, and therefore it is considered that the application proposal will not impact the character of the conservation area.

Conclusions

We therefore trust that you have sufficient information to enable a positive determination of the application and we look forward to receiving confirmation that the application has been validated. In the meantime, should you require any further information, please do not hesitate to contact me.

Yours faithfully,



SAM HARPER
Director

Enc.

