**PLANNING STATEMENT v2**

THE PARAKEET PUBLIC HOUSE AND RESTAURANT

256 KENTISH TOWN ROAD

LONDON

NW5 2AA

INTRODUCTION

This proposal concerns a proposal for the regularisation of Development comprising a mechanical plant installation, erection of storage containers and erection of timber louvre screening to the rear flat roof of an operational public house/restaurant building.

The proposal also incorporates mitigation measures to address acoustic containment of plant generated noise and provides for additional visual perimeter screening.

SITE AND SURROUNDINGS

The Parakeet Bar at 256 Kentish Town Road, is a 3-storey, Public House of mid 19c provenance located on the east side of Kentish Town Road, identified as a Primary Shopping Area within the Adopted Camden Local Plan. The building lies approximately 100m to the south of Kentish Town overground/underground rail station.

The building occupies an end-of-terrace, corner site, fronting Kentish Town Road with return elevation onto Islip Road, a predominantly residential road. The Bartholomew Estate Conservation Area lies to the south-east of the site. A Primary School lies directly to the east on the opposite side of Frideswide Place, a cul-de-sac serving the rear of properties fronting Kentish Town Road.

The building is a non-designated heritage asset in accordance with the Local List (adopted 21 January 2015) of significance, due to its Architectural, Townscape and Social value and continues to serve its original function as a public house having been recently upgraded to provide high quality restaurant facilities. The premises provides a valued community asset and place of employment.

Local List Description:

Address: 256 Kentish Town Road, The Oxford PH Significance: Architectural, Townscape and Social Significance Asset Type: Building or Group of Buildings Ward: Kentish Town

‘Mid 19th century public house on corner site. Grey brick with stucco decoration and timber joinery. Although the immediate neighbours have been redeveloped it still reflects the scale and form of this building by virtue of its similar roofline and building line. It relates very closely to the high-quality terraces to the south (234-248 & 204- 208/218-228) and contributes much to the quality and consistency of the townscape, and provides a strong marker to this particular corner, which is an entrance to the Bartholomew Estate Conservation Area’.

PROPOSAL

The proposal relates to an application for Full Planning Permission on behalf of the Columbo Group Ltd to the London Borough of Camden for:

‘RETENTION OF EXTERNAL MECHANICAL PLANT INSTALLATION, STORAGE UNITS AND LOUVRE SCREEN SURROUND AND ERECTION OF ADDITIONAL LOUVRE SCREENING TO REAR OF BUILDING AT FIRST FLOOR LEVEL’

The mechanical plant was installed as part of a programme of works initiating the upgrade of the building to include restaurant facilities in 2022. No other works were carried out that would require planning consent.

The plant provides extraction for a ground floor catering kitchen and first floor prep area, together with provision of an air conditioning and ventilation system for public areas and provides an essential form of development facilitating compliance with Health and Safety standards.

The louvre perimeter screening is intended to negate the visual impact of development, and reinforce noise attenuation, whilst preserving the character of the Locally Listed Building and its surroundings.

This application follows from a similar application, which was Withdrawn in order to complete the submission of an Acoustic Assessment (Noise Report).

LIST OF DOCUMENTS FOR SUBMISSION

Application Form

Planning Statement

Drawing - Location Plan 1:1250

Drawing – Block Plan 1: 200

Drawing No. – 24-COL- 001– Elevations (Original)

Drawing No. – 24-COL-002 - Plans (As existing/Proposed for Retention)

Drawing No. - 24-COL-003 – Elevations (Proposed for Retention)

Drawing No. – 24-COL-003 – Plans and Elevations (Proposed Additional Screening)

Photographs – The building, plant, streetscene etc.

Acoustic Assessment

PLANNING POLICIES

The Development Plan for Camden comprises the Local Plan (2015) and the London Plan

The following Local Plan Policies are relevant:

Policy C3 Cultural and Leisure Facilities

Policy C4 Public Houses

Policy D1 Design

Policy D2 Heritage

Policy A4 Noise and Vibration

Policy TC2 Camden’s Centres and other Shopping Areas

Policy TC4 Town Centre Uses

Appendix 3 Noise Thresholds

**ASSESSMENT**

The development for which permission is sought, is located on a flat roof at first floor level to the rear of the premises and is consequently not visible from within the primary road network (Kentish Town Road). It has been partially screened by timber louvres arranged above perimeter parapet walling to the southern flank (adjoining Islip Road) and eastern rear of the building adjoining Frideswide Place. The louvres also partially screen a pair of timber storage enclosures and a smaller, storage enclosure.

The plant is visually exposed to public views from the south and south-east, within Frideswide Place, a service lane/cul-de-sac, directly to the rear of the site, and to a lesser extent from within Islip Street to the south-east.

The terrace backing onto Frideswide Place is essentially commercial in character and in such instances, a less restrictive approach to intrusive forms of development, may be reasonably contemplated. However, given that the site is at the end of the terrace and has heritage implications, it is accepted that a more considered approach to development would be appropriate. Consequently, regard has been given to the character of the Locally Listed Building, the appearance of the street scene in Islip Street and to a lesser extent, the impact upon the nearby Conservation Area. This proposal therefore seeks to address all of the foregoing in order to afford a more sympathetic form of development relative to its surroundings.

Current screening of the mechanical plant installation comprises timber louvre panels, 1.2m high, that have been erected above parapet walling at first floor level. Whilst reasonably effective at screening the mechanical plant, when viewed from the south, screening is insufficiently extensive to afford screening from the east and south-east.

It is therefore considered desirable to extend the existing screening to more fully enclose the plant and storage rooms on the building’s eastern (and to a lesser extent) northern side. The proposed extensions to the timber louvre screening are shown on the application drawings.

Although not forming part of the historic fabric, it is considered that the proposed timber louvre enclosure would, upon completion, be both in keeping with the ethos of the building, and effective in screening the mechanical plant installation from public view.

Whilst it is appreciated that integrating mechanical plant successfully with historic fabric can be challenging, it is considered that timber louvre screening would provide an acceptable solution and accord with the design criteria set by Council Policy as reflected within the NPPF.

Although the air handling extract flue will rise some distance above the height of the existing and proposed louvre enclosure, it is located, appropriately, to the rear of the building where visual impact is the least harmful. As mitigation, it is proposed that the currently exposed galvanised metal finish to the exposed chimney and any other ductwork, visible from street level, be painted (RAL 1000 – Buff colour) to match both the existing cast iron rain-water goods adorning the building and the London stock brick elevations.

HERITAGE CONSIDERATIONS:

In addition to the impact of development upon the Locally Listed Building it is necessary to consider the impact of development on surrounding heritage assets.

The setting of heritage assets should be preserved where the setting contributes to their character. Accordingly, all development within the setting of the asset should be designed to be sympathetic to its appearance. Such criteria, can be applied both to the setting of buildings and to development that may lie within the setting of a Conservation Area.

It is therefore material, to reference similar precedent development that impacts upon the setting of the Parakeet Bar, specifically two neighbouring mechanical plant installations.

Example 1 - Address: 238-248 Kentish Town Road Significance: Architectural and Townscape Significance Asset Type: Building or Group of Buildings Ward: Kentish Town

Mid-19th century 4 storey terrace in grey brick with ebullient detailing in stucco, iron railings to first floor, and projecting central and end section. Forms a high-quality edge to this stretch of Kentish Town Road, along with the Public House to the north and another similar terrace to the south. The loss of its northern end is unfortunate but a visual connection with the Public House to the north (The Parakeet) strengthens the integrity of the wider group and reinforces the contribution that it makes. It borders the Bartholomew Estate Conservation Area to the rear.

Comments - The development, referred to above, which has replaced the ‘northern end of 238-248 Kentish Town Road’, comprises a nondescript apartment block with retail shopfront (Co-op Foodstore) 1 Islip Road/250 - 254 Kentish Town Road. To the rear of the building and within Wolsey Mews, a large, unscreened mechanical plant installation is evident at first floor level, visible from within Islip Road and Wolsey Mews. The plant installation also backs directly onto the Bartholomew Road Conservation Area, impacting upon the setting of both the Conservation Area and The Parakeet (Locally Listed Buildings). (See Photo Appendix 1).

Example 2 - A Library Building some 8m to the north, of the Parakeet Bar and within the same Parade fronting Kentish Town Road, features at its rear, exposed (unscreened) mechanical plant, that has been installed on a flat roof at first floor level, comparable to that installed at the Parakeet Bar (the subject of this application). This mechanical plant installation is directly adjacent to the rear of The Parakeet Bar and is visible to street scene views from within Islip Road and Frideswide Place. It is understood that this building is owned and operated by the Council.

Both these examples of precedent development, lie in close proximity to, and affect the setting of, the Locally Listed Building subject to this application (The Parakeet). Moreover, the mechanical plant installation backing onto Wolsey Mews either adjoins, or forms part of the Locally Listed Building at 238-248 Kentish Town Road, affecting the setting of that building.

Such matters are raised as they are material to consideration of this application and in order that the Council may deal fairly with this application in the context of similar neighbouring forms of development (some for which they bear responsibility – the library is understood to be Council owned) featuring mechanical plant.

AMENITY

Operational noise from the mechanical air handling plant is effectively inaudible to residents, due to the physical separation from residential property, and the high standard of integral acoustic suppression to the air handling units and to the overall mechanical plant system in general. This is particularly relevant given the back-of High Street location where existing background noise levels from Highway Traffic, the Railway Line, and the vibrant Shopping Area, are significant and contribute to already higher than average background noise levels.

A Noise Assessment (AF Acoustics) has been submitted with this application. The Report findings set out that the installation would be acceptable subject to certain mitigation measures. The mitigation measures set out in the Report would be implemented in accordance with the Report.

In order to satisfy the requisite noise thresholds (Local Plan Appendix 3), the installation would be controlled so as to accord with BS:4142 Rating Level Assessment. It is anticipated that the recommended mitigation measures that would address potential noise pollution arising from the mechanical plant installation would be secured by Planning Condition. This would in addition ensure that the surrounding acoustic environment would not, with the passage of time, be unacceptably prejudiced by aging, faulty or an otherwise badly maintained installation, or one that has been subject to deterioration through weathering or airborne pollutants.

CONCLUSION

The proposed enclosure screening would provide visual enhancement, complement streetscene appearance and respect local heritage including the character of the Locally Listed Building. As such it would comprise an acceptable form of development to a utilitarian part of the building ensuring that unacceptable visual harm would arise to the detriment of streetscene character as a result of development.

The mechanical plant installation, subject to the recommended mitigation measures would satisfy criteria in respect of acoustic performance and subject to condition would not impact unacceptably upon the amenity of the surrounding area.

As such the proposal as submitted accords with the Development Plan for Camden.