

Our Ref: 24210/SH/je/dm
Your Ref: PP-13729717
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07 February 2025

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

Dear Sir/Madam,

**PLANNING APPLICATION FOR INSTALLATION OF CAT ACCESS LADDER AT ROOF LEVEL.
32 (JAMESTOWN WHARF) – 34 (ICEWORKS), JAMESTOWN ROAD, LONDON, NW1 7BY.**

We have been instructed by our client, Starlizard Consulting Ltd, to submit the enclosed planning application online via the Planning Portal (ref. PP-13729717) for the installation of a vertical access cat ladder at roof level of the above address.

In accordance with national and local validation requirements, the following documentation has been submitted in support of this application:

- Completed Full Planning Application Forms;
- Completed Community Infrastructure Levy (CIL) Form 1;
- Site Location Plan;
- Block Plan;
- Existing Roof Plan (drawing ref. JWHARF-OKT-80-AR01-DP-I-8011);
- Proposed Roof Plan (drawing ref. JWHARF-OKT-80-AR01-DP-I-8012);
- Existing and Proposed North Elevation and Section (drawing ref. JWHARF-OKT-80-AZZ-DE-I-8013);
- Existing and Proposed South Elevation and Section (drawing ref. JWHARF-OKT-80-AZZ-DE-I-8014);
- Planning and Heritage Statement (included within this letter); and
- Design and Access Statement (included within this letter).

The requisite fee of £293 (plus £70 Planning Portal administration fee) has been paid online via the Planning Portal website.

Site and Surrounding Area

The application site comprises part of the existing Jamestown Wharf building at 32 Jamestown Road and the Iceworks building at 34 Jamestown Road in Camden, which feature existing office buildings overlooking Regents Canal to the north.

The application specifically relates to part of the adjoining roof levels of these buildings. The roof levels of the relevant buildings currently house various mechanical and servicing systems which serve the internal areas below. The buildings also feature roof terraces and fourth and fifth levels respectively.

The surrounding area comprises a diverse mix of uses including various commercial, business and service uses.

The application site is neither statutorily nor locally listed but does lie within the Regents Canal Conservation Area.

Planning History

- Planning permission was granted on 18 February 1988 (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 drawings nos. 349 1001C, 1002C, 1003C, 1004C, 1005C, 1007C, 1008C and 1009C and as revised on 24 December 1987.*'
- Planning permission was granted on 20 February 2023 (ref. 2023/5454/P) for: '*Erection of pergolas to exterior terraces at fourth and fifth level.*'
- Planning permission was granted on 27 February 2023 (ref. 2023/5453/P) for: '*Alterations to windows and doors to north and south elevations at fourth and fifth level.*'
- Non-material amendment application (ref. 2024/2364/P) was approved on 10 July 2024 for: '*Non-material amendment to planning permission 2023/5454 dated 27/02/24 for erection of pergolas to exterior terrace at fourth and fifth level, namely, to create a smaller pergola on the 5th floor terrace.*'
- Non-material amendment application (ref. 2024/2365/P) was approved on 11 July 2024 for: '*Non-material amendment to planning permission 2023/5453 dated 27/02/24 for alterations to windows and doors to north and south elevations at 4th and 5th levels, namely, to relocate the sliding doors and install a new single door.*'
- Planning permission was granted on 27 August 2024 (ref. 2024/2363/P) for: '*Installation of a metal trellis to the 4th and 5th floor terraces of the east elevation.*'
- Planning permission was granted on 23 September 2024 (ref. 2024/3326/P) for: '*Installation of awnings to 4th and 5th floor terraces.*'

Application Proposals

This application seeks planning permission for the installation of a vertical access cat ladder at roof level – Figure 1 below. This will allow maintenance and access at roof level to take place efficiently without requiring personnel having to access the roof from the internal parts of both buildings separately.

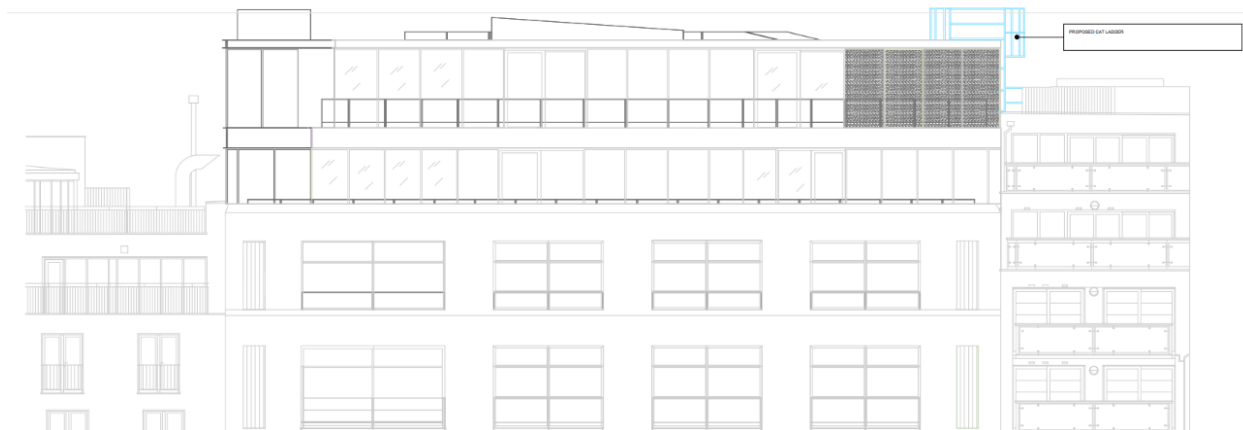


Figure 1. Extract of Proposed North Elevation.

Full details of the proposals are illustrated and included within the drawings prepared by Oktra and submitted in support of this application.

Relevant Planning Policy

The statutory development framework relevant to this application comprises the Camden Local Plan (2017) and the London Plan (2021). The National Planning Policy Framework (NPPF) (2024) and any other relevant, supplementary guidance is also a material consideration.

National Planning Policy Framework (NPPF) (2024)

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, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. 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 confirms that planning decisions should help to create the conditions in which businesses can invest, expand and adapt. Additionally, significant weight should be placed on the need to support economic growth and productivity.

Paragraph 131 confirms that good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

The London Plan (2021)

Policy D4 ‘Delivering Good Design’ emphasises the importance of high-quality design.

Policy HC1 ‘Heritage Conservation and Growth’ is clear that development proposals affecting heritage assets, and their significance, should conserve their significance by being sympathetic to the asset’s significance and appreciation with their surroundings.

Camden Local Plan (2017)

Policy A1 ‘Managing the Impact of Development’ confirms that the Council will seek to protect the quality of life of occupiers and neighbours.

Policy D1 ‘Design’ states that 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, and e) uses high quality materials.

Policy D2 ‘Heritage’ is clear that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Regent’s Canal Conservation Area Appraisal and Management Strategy (2008)

This document outlines the Council’s approach to the preservation and enhancement of the Regent’s Canal Conservation Area.

Camden Planning Guidance: Design (2021)

This Supplementary Planning Document (SPD) confirms that high quality design makes a significant contribution to the success of a development, of a place and the community in which it is located. The overall purpose of this SPD is to promote design excellence and to outline the way in which developments can achieve high quality design.

With regards to alterations to non-residential developments, the Council will seek to ensure that the positive attributes of buildings with architectural merit, including non-designated heritage assets, are retained wherever possible. Furthermore, alterations should always consider the character and design of the property and its surroundings.

Planning and Heritage Statement

As previously mentioned, the application site lies within the Regents Canal Conservation Area, within which it is an unlisted building. The National Planning Policy Framework (NPPF) (2024) sets out the clear policy outlining that there is a presumption in favour of the conservation of designated heritage assets; in this case, the Regents Canal Conservation Area. As such, the main issues relating to the proposal is its impact on the host building, the wider conservation area, as well as visual or amenity impact, if any. Each of these considerations have been addressed in turn below.

This application seeks planning permission for the installation of a fixed, vertical cat ladder at roof level. The proposed ladder is considered modest but necessary to provide safe access at roof level to allow for maintenance of existing mechanical plant equipment and servicing. This will allow maintenance and access at roof level between the two adjoining buildings to take place efficiently without requiring personnel having to access the roof from the internal areas of both buildings separately.

The ladder itself will improve access between the roof levels of 32 and 34 Jamestown Road which currently houses various mechanical systems. Therefore, owing to the existing context of the roof spaces, it is not considered that the ladder will appear out of character nor detract from the wider buildings. Furthermore, the positioning of the ladder centrally within the wider roofscape, will ensure that this will not be visible from street level and will not impact visual amenity nor the wider conservation area. Additionally, the ladder will not extend above the existing roof lines of the buildings.

Overall, it is considered that the proposal will improve overall access to this part of the buildings, and this will not negatively impact the appearance and character of the buildings and will not impact surrounding amenities, demonstrating compliance with the previously identified planning policies.

Design and Access Statement

Use

The application site is a well-established, existing commercial premises and this will remain unchanged as a result of the proposals.

Scale and Amount

The proposal is considered modest in scale and amount and will not appear out of character in the context of the existing use of the roof area.

Layout and Appearance

The proposed cat ladder will sit centrally within the adjoining roofscape of the application site and will provide access across the roof levels of 32 and 34 Jamestown Road. The positioning, layout and height of the ladder has been considered to ensure this does not impact visual amenity.

Landscaping

There is no landscaping present at roof level of the application site, which largely comprises existing mechanical equipment and servicing. The proposals do not involve the introduction of any new landscaping either.

Access

The installation of the cat ladder will improve access to this part of the roof to allow for essential maintenance of existing mechanical equipment and will improve overall safety.

Conclusions

This application seeks planning permission for the installation of a vertical cat access ladder to the existing roofscape of the application site. This is required to provide safe access to allow for essential maintenance of existing plant equipment situated at roof level.

On the basis of the above, it is considered that the proposal is acceptable and will not impact any neighbouring amenities or on the wider conservation area, and successfully complies with the relevant planning policies at a national, London-wide and local level.

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.