

18-20 ST PANCRAS WAY NW1 0QG

UPPER GROUND FLOOR



APPLICANT: BREEZE UK LIMITED

THE PROPOSAL

THE CONVERSION OF THE UPPER GROUND FLOOR FROM CLASS E OFFICES TO THREE FLATS:
(1 x 1 bed (2 person) 1 x 1 bed (1 person) and 1 x 2 (4 person) Flats

1. BACKGROUND

1.1 It is important to note also that the NPPF 2024 together with the HDT 2023 were published on 12TH December 2024. Also of material consideration Breeze UK Limited has a track record of delivering housing efficiently once approved. On this site the company have implemented all the consents granted. Therefore the council can expect these units to be delivered quickly. Breeze have their commercial offices In Camden.

2. SITE DESCRIPTION

2.1 The site is a six -storey building located between St Pancras Way and Regents Canal. There are now 13 residential flats (Class C3) from 1st floor to 5th floor with two houses at rear facing the canal. There is commercial use on the ground and upper ground floor floor (Class E) The neighbouring properties are predominantly residential flats, with a commercial ground floor level, ranging from five to six storeys, positioned close to the canal's edge.

3. PLANNING HISTORY

2020/0259/P Remodelling of 3rd and 4th floors with erection of front and side extensions and alterations to fenestration in association with internal reconfiguration to accommodate 2 additional flats (Class C3). Granted 31/07/2020

2018/4942/P Erection of 2 storey, 2-bedroom dwelling at rear, following demolition of sub-station, removal of external staircase, replacement of walkways with balconies and internal alterations to first floor of the existing building No. 18-20 St Pancras Way. Granted 31/03/2020

2018/2960/P Variation of Condition 3 (approved plans) of 2015/3163/P dated 19/02/2016 (Erection of 3x bedroom residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way) namely to install a balcony area at second floor level. Granted 01/04/2020

2018/1850/P Enlargement of approved first floor terrace, alterations to fenestration on north and east elevations and replacement of timber cladding at ground floor level with brick, all as non-material amendments to planning permission

2015/3163/P dated 19/02/2016 (Erection of 3 bed residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way). Granted 20/06/2018

2015/3163/P Erection of 3x bedroom residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way. Granted 19/02/2016

4.0 PLANNING POLICY BACKGROUND

National Planning Policy Framework (2024)

4.1 **The NPPF of the 12th December 2024** clearly supports the proposals. Section 2 emphasises the importance and approving sustainable development, in this case the development would be in a sustainable location, it would make effective use of the land, and achieve a well-designed place to live in.

Section 5 emphasises the importance of maintaining supply of homes and Section 6 provides support for a strong economy. In this case the scheme provides for much need housing and maintains office use on the ground floor.

Section 7 promotes Town Centres in this case the conversion of this secondary location to housing will allow office use to be directed to town centres which bring it with it a host of economic and sustainable benefits for Town centres. Section 9 promotes Sustainable Transport which scheme complies with.

Section 11 on Making effective use of land paragraph 125 of the NPPF is of particular relevance:

Para 125 (d) promote and support the development of underutilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively

And

Para 128 (a) use retail and employment land for homes in areas of high housing demand provided this would not undermine key economic sectors or sites or the vitality and viability of town centres

Section 14 and 16 emphasises the importance of Conserving and Enhancing the natural and historic environment

4.2 The London Plan (2021)

4.3 Camden Local Plan (2017)

- A1 Managing the Impact of Development

- G1 Delivery and Location of Growth
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- H7 Large and small homes
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development
- CC5 Waste

Camden Planning Guidance

- CPG Design (2021)
- CPG Amenity (2021)
- CPG Transport (2021)
- CPG Housing (2021)

CPG Employment Sites & Business Premises

Regents Canal Conservation Area Appraisal and Management Plan

4.4 The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

5.0 PLANNING ASSESSMENT AND CONSIDERATIONS

The proposal

5.1 Planning permission is sought for the conversion of the Upper Ground Floor from Class E offices to 3 flats namely 1 x 1 bed (2 person) 1 x 1 bed (1 person) and 1 x 2 (4 person). Predominantly the development involves an internal conversion with additional fenestration to front and rear and a rear terrace.

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

- The loss of office space and employment space.

- Creation of additional housing including standard of accommodation
- The visual impact upon the character and appearance of the host property, street scene, and conservation area (Design and Heritage)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)
- Transport
- Sustainability

The loss of office space and employment space

5.3 Camden Local Plan (CLP) Policy E2 states that the Council will resist the development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction that: a. the site or building is no longer suitable for its existing business use; and b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time. Policy E1 states that the Council will support businesses of all sizes, maintain a stock of premises that are suitable for a variety of business activities, and safeguard existing employment sites and premises in the borough.

5.4 CPG Employment Sites and Business Premises states that the Council will require evidence of a marketing exercise to support any application involving the loss of employment uses. The minimum expectation for marketing exercises includes the use of a reputable agent, a visible letting board, marketing material published on the internet on popular online property websites, the lawful existing use featuring on any material, continuous marketing over a 2- year period, reasonable advertised rents for the local market and reasonable lease terms. In addition, a commentary on the number and details of enquiries received, including viewings and details of why the interest was not pursued, should be provided.

5.5 Draft Local Plan Policy IE2: Offices the most relevant aspects of the policy are listed below:

A. The Council will manage and protect the stock of offices in the borough to ensure that suitable and viable accommodation is retained, and that businesses, residents and social enterprises are able to access workspaces that meet their requirements. This includes

ensuring a sufficient supply of space for research and development uses. Provision of additional floorspace

B. Managing the supply of offices

C. The loss of offices in the borough will only be considered acceptable where: i. A comprehensive marketing campaign has been undertaken of at least 12 months which uses a variety of agents and is based on a realistic rent. The marketing evidence should demonstrate that suitable economic uses have been fully explored and evidenced to the Council's satisfaction, with consideration given to the following:

a. Refurbishment and modernisation of the premises to enhance its attractiveness to potential occupiers b. Discounted rents, incentives (e.g. rent-free periods) and flexible leasing arrangements;

c. The feasibility of reconfiguring the premises to meet the demands of smaller businesses, including studios, start-ups and micro businesses. ii. Where the condition of the premises is cited as a reason for insufficient interest in the property, the Council may request viability evidence to demonstrate it is not possible for refurbishment works to be undertaken

5.6 In this regard Christo and co have produced a marketing report outlining the marketing of the site since January 2023. It is noted Christo and Co fulfil one of the requirements of being a local reputable agent. They have extensive knowledge of the local market and regional office market. It is noted that they have offered the offices at a sliding downward pricing scale. It is also noted the offices have been refurbished and various type of marketing and office arrangements have been considered.

The agents have also confirmed that have been instructed to negotiate rent free periods and other enticements to prospective tenants.

Creation of additional housing including standard of accommodation

5.7 It is noted the new PPG 24 emphasises of delivering housing as a priority , the most recent HDT shows that Camden Council is finding this challenging therefore such accommodation should be encouraged to meet this gap. Housing is regarded as the priority land-use of the Local Plan, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. As such, the creation of a new residential unit is compliant with policy H1 (maximising housing supply).

The Housing Delivery Test (HDT) is an annual measurement of housing completions introduced by the government. It measures whether development plan requirements (or, in some cases, local housing need calculated by the government's standard method) have been met over the last 3 years. The government's recently published figure in 2022, when the government's measurement for Camden was 69% - which means that Camden's development plan policies are treated as being out-of-date in relation to housing proposals,

the presumption in favour of sustainable development in paragraph 11(d) of the NPPF is engaged, and there is a need to place great weight on the provision of housing in decision making. The NPPF indicates that applications should be granted unless their adverse impacts would significantly and demonstrably outweigh their benefits when assessed against NPPF policies as a whole. The NPPF has been updated on 12 Dec 2024 and its emphasis on housing provision only serves to add weight to the planning case in favour of the proposals. **It is noted that the 2023 HDT were also published on the 12 December 2023, this shows the HDT figure for Camden had reduced to 53% and therefore the housing delivery position has worsened.**

5.8 Policy H7 (Large and small homes) seeks to ensure a range of homes for different sizes that will contribute to the creation of mixed, inclusive and sustainable communities, and seeks to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priority Table. The table identifies 2- and 3-bedroom market housing units as being high priority and 1 and 4 bedroom units as lower priority. While these units are a lower priority there are still households which require this accommodation and such accommodation prevents pressure on sub-dividing larger homes .

Currently the site provides 13 units comprising 3 x 1 beds, 2 x 3 beds and 8 x 2 beds. The proposals would introduce a further unit of high priority and 2 of lower priority. Overall the site would still provide a large proportion of high priority dwelling sizes and would therefore comply with Policy H7.

5.9 Flat 14 would comprise dual facing 1 bedroom (2 person) unit with a terrace facing towards the canal. This unit would comfortably comply with the Government's minimum national space standards. Overall, this unit would have a good quality standard of accommodation accessible by lift. It is noted the outlook to the rear bedroom would be restricted due to the new house.

However it is important for all flats the daylight report indicates that the adequacy of daylight to the principle habitable rooms to the first floor of 18-20 St Pancras Way has been assessed using the Interior Illuminance (Et) methodology. Results show that of the 7 rooms assessed, all will meet the BRE guide's numerical targets (100% will meet the BRE's numerical targets).

Flat 15 would comprise a 1 bedroom 1 person unit. It would be single aspect as to the rear are the lift and stair core that would prevent accommodation to the rear of the building. The flat would have generous fenestration overlooking St.Pancras Way. This unit would comfortably comply with the Government's minimum national space standards. Overall, this unit would have a good quality standard of accommodation accessible by lift.

Flat 16 would comprise a 2 bedroom 4 person unit. It would be single aspect as partly to the rear are the lift and stair core that would prevent accommodation to the rear of the building. The main rooms would have generous fenestration overlooking St.Pancras way. This unit would comfortably comply with the Government's minimum national space

standards. Overall, this unit would have a good quality standard of accommodation accessible by lift.

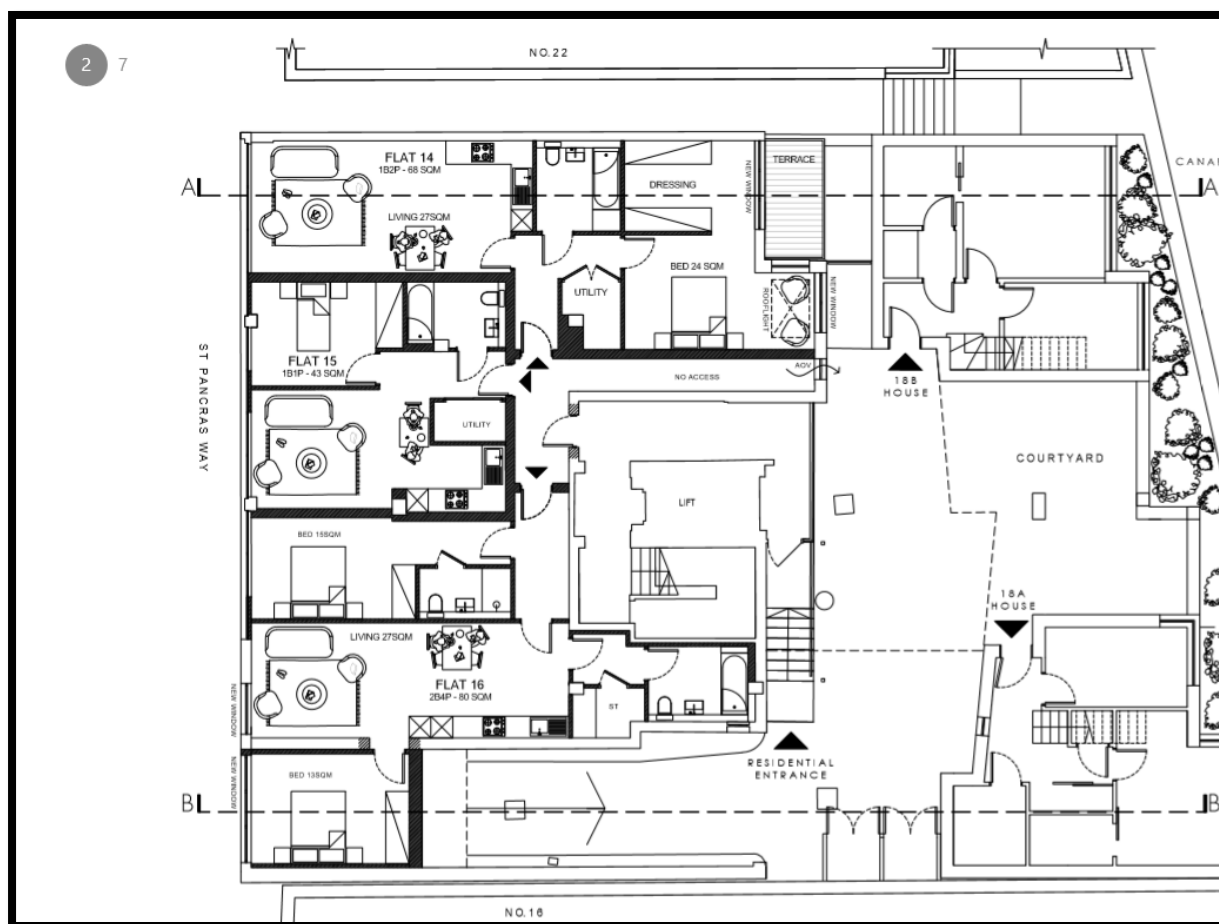


Figure 1 Flat Lay-Outs

Affordable Housing

5.10 Policy H4 aims to maximise the supply of affordable housing. The Council expects a contribution towards affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The Council will assess the capacity for additional homes on the basis of multiples of 100sqm GIA, rounding the additional residential floorspace to the nearest 100sqm GIA so the assessed capacity will always be a whole number. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home or 100sqm added to capacity.

5.11 The change of use would result in 191 sqm changing from offices to residential. This results in a capacity for 3 additional homes at a 6% contribution. The Council's current adopted multiplier for calculating a payment-in-lieu with market residential schemes is £5,000 per sqm. This provides an overall requirement of £57,300.

5.12 It is agreed this would form part of the section 106 agreement.

Design and Heritage

5.13 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. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

5.14 In this case there would be two new windows to the front elevation which would match the existing fenestration. Equally the new windows to the rear elevation would match the existing windows as would the new outside terrace .

5.15 Overall the scheme would have a neutral effect on the appearance of the building, street scene and the Regents Canal Conservation Area.

Amenity of adjoining neighbours.

5.16 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted by noise or vibrations.

5.17 It is considered that the conversion to residential would not have any adverse impacts on the amenity of existing adjoining residents. In physical terms the modest alterations to the building's fenestration would not cause any increase in overlooking or privacy issues.

Transport

5.18 In accordance with Policy T2 of the Camden Local Plan, all new development will be required to be car-free. This includes proposals for redevelopment and conversions of existing sites with new occupiers. Therefore, all the proposed new units are secured as car-free via a S106 agreement.

5.19 Three secure and accessible long-stay cycle parking spaces should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the London Plan. The plan indicates that 3 Sheffield stands would be provided for 6 bicycles in the private

courtyard, which is considered acceptable regarding policy T1. The proposal would provide adequate waste storage within the internal courtyard

Sustainability

5.20 Planning application **2020/0259/P** introduced a variety of sustainable features such as green roof, a maximum internal water use of 110litres/person/day and PV panels were also be provided at roof level which would improve the energy self-sufficiency of the building.

Biodiversity Net Gain

The development will be exempt from BNG In this case, the development is a change of use of internal space and therefore there is no impact of on site habitat .

6.0 PLANNING BALANCE CONCLUSION

6.1 In view of the current housing delivery rate the presumption on favour of sustainable development is applied. It is considered the benefits of the housing including an affordable payment in conjunction with the absence of any other harm and the full marketing of the site by Christo and Co firmly lead to the conclusion that the application should be approved.

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