



20TH MARCH
2025

Sustainability Statement

Academic House, 24-28 Oval Road London NW1 7DJ

Iceni Projects Limited on behalf of
Central Metropolitan Estates

20th March 2025

ICENI PROJECTS LIMITED
ON BEHALF OF CENTRAL
METROPOLITAN ESTATES

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1. INTRODUCTION

- 1.1 Icen Projects Ltd have been appointed by Central Metropolitan Estates ('the Applicant') to produce a Sustainability Statement for the proposed development of Academic House, 24-28 Oval Road, London NW1 7DJ ('the Site').
- 1.2 Central Metropolitan Estates is the freehold owner of Academic House. The building is currently part occupied with a recording studio and office floorspace. Its lawful use is Use Class E.
- 1.3 The Applicant is seeking full planning permission to enable the building to be used for both Class E and Class F1 uses. This would allow for the building to be used for its existing use as commercial, business and service together with education uses. There are no physical external or internal alterations proposed.

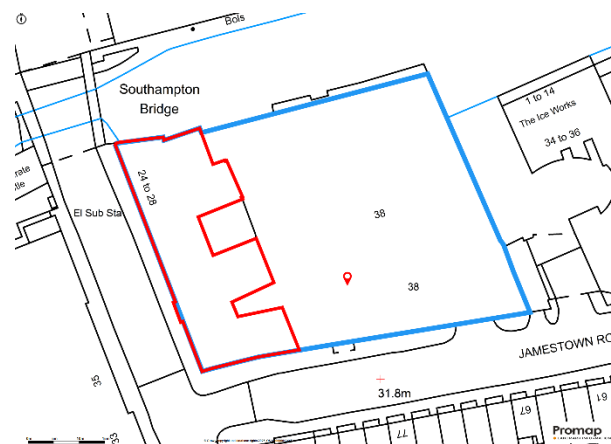
Report Objective

- 1.4 This Sustainability Statement will demonstrate how the proposed scheme complies with the relevant sustainability policies of the adopted Local Plan.
- 1.5 The report is structured as follows:
- Section 2: Site Context and Development Proposal;
 - Section 3: Planning Policies Relevant to Sustainable Development; and
 - Section 4: Development response to the policy drivers for sustainability.

2. SITE CONTEXT AND DEVELOPMENT PROPOSALS

- 2.1 Academic House, originally known as Gilbey House, is located on the corner of Oval Road and Jamestown Road in the London Borough of Camden. The building is largely vacant; its lawful use is office use (Class E). The entire building including the basement, ground and first to sixth floor is the subject of the application. The approximate location is shown in Figure 1.1, below.
- 2.2 The Site is located in a highly sustainable location with a Public Transport Accessibility Level (PTAL) of 6a which shows excellent access to public transport. Camden Town Underground Station is located 0.3 miles (7-minute walk) southeast of the Site. Kentish Town West Overground Station is located 0.7 miles (15-minute walk) north of Academic House. Bus services serve Gloucester Avenue, Oval Road, Camden High Street and Regent's Park Road and run every 2 to 5 minutes.

Figure 1.1 Site Location



- 2.3 The proposed scheme seeks full planning permission for:

Change of use from commercial, business and service (Class E) to commercial, business and service use (Class E) and / or education use (Class F1) at Academic House, 24-28 Oval Road, London NW1 7DJ

3. PLANNING POLICIES RELEVANT TO SUSTAINABLE DEVELOPMENT

- 3.1 Sustainability is incorporated within policy and regulation at a national, regional, and local level, as set out below.

National

National Planning Policy Framework (December 2024)

- 3.2 Accordingly, the National Planning Policy Framework (NPPF), which came into force in March 2012 and was updated in December 2024. Chapter 2 of the NPPF (2024) lists three overarching objectives in achieving sustainable development. This includes:

*'a) **an economic objective** – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

- 3.3 Paragraph 11 of the NPPF confirms that at its heart is a "*presumption in favour of sustainable development*", and that development proposals that accord with an up-to-date development plan should be approved without delay.

London Plan (2021)

- 3.4 The London Plan (2021) is the overall strategic plan for London. Chapter 9 considers sustainable infrastructure. London Plan Policy S1 2 (Minimising greenhouse emissions) notes that major developments should be net zero.

Camden Local Plan (2017)

- 3.5 Camden Local Plan (2017) sets out the local plan policy relevant to sustainable development.
- 3.6 Camden Local Plan Policy CC1 (Climate Change Mitigation) requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during constructions and occupation. The policy seeks to ensure the location of development and mix of land uses minimises the need to travel by car and help support decentralised energy networks.

4. DEVELOPMENT RESPONSE TO THE POLICY DRIVERS FOR SUSTAINABILITY

4.1 This chapter outlines how the proposals align with key sustainability policies, notably Camden Local Plan Policy CC1 (Climate Change Mitigation) and the NPPF Paragraph 11, as updated in December 2024.

4.2 The proposed development addresses these objectives in the following ways:

- **Minimising Climate Impact:** The proposals involve no construction works and seek to retain the current office use (Class E) and further enhance and optimise the use of the building by extending the use to flexible office (Class E) and education use (Class F1). A sustainable repurposing of the building which does not involve any construction works means there are no carbon emissions arising from the development. This adaptive reuse aligns with sustainable construction principles by conserving resources and minimising waste.
- **High Environmental Standards:** The proposals will have minimal impact on the surrounding area. It is expected that the building will operate in a very similar way as it does so currently – with office and education occupiers giving rise to the same level of vehicular movements for deliveries and servicing, and cyclist and pedestrian movements of those using the building. The proposals will incorporate energy saving measures where possible in line with the current arrangements for the building.
- **Reducing Car Dependency:** The site's central location and proximity to public transportation options, including underground, bus, and train services, will facilitate access for both office users and those using the education floorspace. In addition, the proposals are car-free. The proposals do not include any provision of car parking, and it is expected that users of the building use sustainable transport modes such as bus, overground and underground services, walking and cycling.
- **Effective Use of Land:** A flexible use of the building for both Class E and F1 uses would optimise the building and make the most efficient and sustainable use of the building. Enabling the flexible use of the building for Class E and Class F1 space would fully accord with local and regional policies in creating adaptable floorspace that is future-proof and multi-purpose.

4.3 The proposals do not include any physical works to the building and as such construction measures have not been considered. The reuse, repurposing and optimisation of the building is therefore considered a highly sustainable development.

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- 4.4 There will be no changes to existing transport movements, and the proposal does not introduce any additional vehicle movements beyond those which currently service or deliver to the building. The proposals are car-free, and users will be expected and encouraged to use sustainable transport modes or walk or cycle.
- 4.5 In conclusion, the proposed development demonstrates a comprehensive response to the policy drivers for sustainability outlined in Camden's Local Plan, the London Plan and the NPPF. By prioritising adaptive reuse, land use efficiency, and within a highly accessible location, the proposals exemplify a commitment to sustainable development principles, ensuring long-term benefits for the community and the environment.