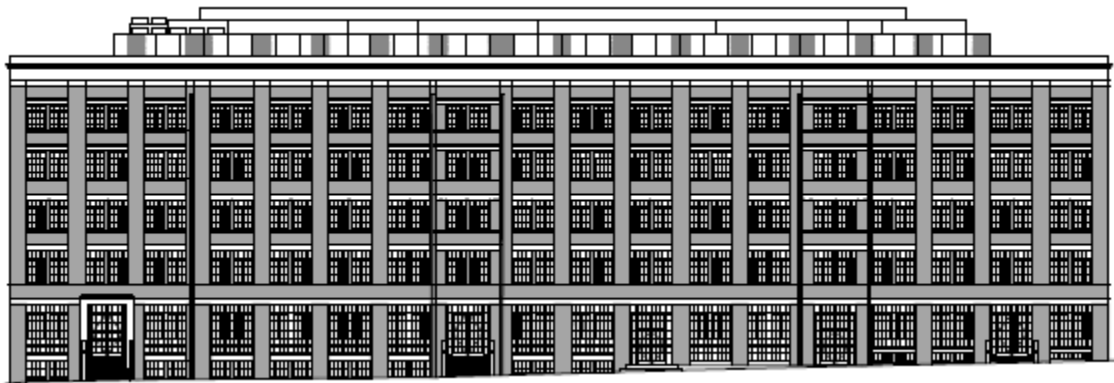


September 2014

Linton House, 39-51 Highgate Road, NW5 1RT

Planning Statement



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Appendices

1. Introduction

- 1.1 This statement is submitted in support of the application for planning permission for the following development at Linton House, 39-51 Highgate Road, London.

“A partial change of use of the Basement and Ground floors of Linton House from Class B1 (business) space and Class D2 (dance studio) to provide new gym (Class D2) and residential foyer facilities (Class C3); external alterations including, replacement of the existing ground floor windows and doors with steel frame windows and doors to match the upper floors and re-building of the existing parapet; and landscaping of the rear service yard with ancillary buildings.”

- 1.2 Recently, prior approval has been granted in line with Class J of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (GDPO) 195 (as amended) to allow for the change of use of the upper floors (first to fourth) from Class B1(a) office use to Class C3 residential use (Reference: 2014/2367/P), granted 28 May 2014.

- 1.3 It is intended to pursue this change of use to residential. The proposals that are the subject of this application are intended to upgrade the existing building and the service yard to enhance the new residential and existing office accommodation and to re-provide and increase the amount of community and leisure floorspace within the building.

- 1.4 This planning statement provides the background information relating to the site and a detailed assessment of the proposals in relation to planning policy and other material considerations. It sets out that the proposals respond appropriately to the building and surrounding context in a high quality and sustainable design that will be a sympathetic alteration to the property, providing much needed improvements to access and appearance, and providing a new community facility whilst providing a suitable residential lobby for the dwellings on the upper floors and maintain the existing three offices at ground and basement levels. The proposals will not cause any harm to the amenities of existing residential neighbours or prejudice the continued use of the offices on the lower floors of the building or the use of neighbouring properties for commercial or light industrial purposes.

- 1.5 The statement is set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area
- **Section 3** provides an overview of the planning history
- **Section 4** provides an outline of the proposals

- **Section 5** sets out the planning policy framework for the site
- **Section 6** examines the main planning considerations in relation to the application and makes an assessment of the site context and proposals
- **Section 7** draws our conclusions in respect of the proposals

2. Site and Surrounding Area

- 2.1. Linton House is a five storey building located on the west side of Highgate Road. The building presents to Highgate Road as a five storey building with a basement storey below. Due to changes in the ground level from the front to the rear of the building and from the north to the south, this basement level is presented as an additional ground level storey on the south and west (rear) elevations.



Figure 1: View of Linton House as existing from Highgate Road

- 2.2. The building is a red brick Victorian warehouse with a robust architecture and detailing formed through the white parapet with moulding and detailing around the windows. Due to the site gradient the main entrance is not currently fully accessible and is serviced by a staircase and a ramp, both in poor condition. The existing ground floor windows vary in style and currently suffer from a number of defects, whilst the existing parapet is in poor condition with unsightly communications equipment fixed to it.
- 2.3. The building is currently in commercial use. This is predominantly made up of serviced offices and conference accommodation, however, there is a dance school on parts of the upper ground and basement/lower ground floor levels.
- 2.4. The site is not within a conservation area, although it is adjacent to the southernmost tip of the Dartmouth Park Conservation Area. The building is not listed, nor are any of the immediately adjacent buildings. It also falls within the strategic protected viewing corridor from Kenwood House in the north towards St Paul's Cathedral in central London.



Figure 2: Current Main Entrance to Linton House

- 2.5. The site lies a short distance outside of the designated Town Centre of Kentish Town. It also sits just within the edge of the Kentish Town Industrial Area. As a result, this part of Highgate Road has a diverse, mixed use character with a range of commercial, community and leisure uses alongside residential properties along the road. A run of terraced residential properties is found on the opposite side of the road to the building. This reflects the nature of Kentish Town. It should be noted that none of the immediately adjacent commercial buildings are utilised for general industrial (Use Class B2) uses.

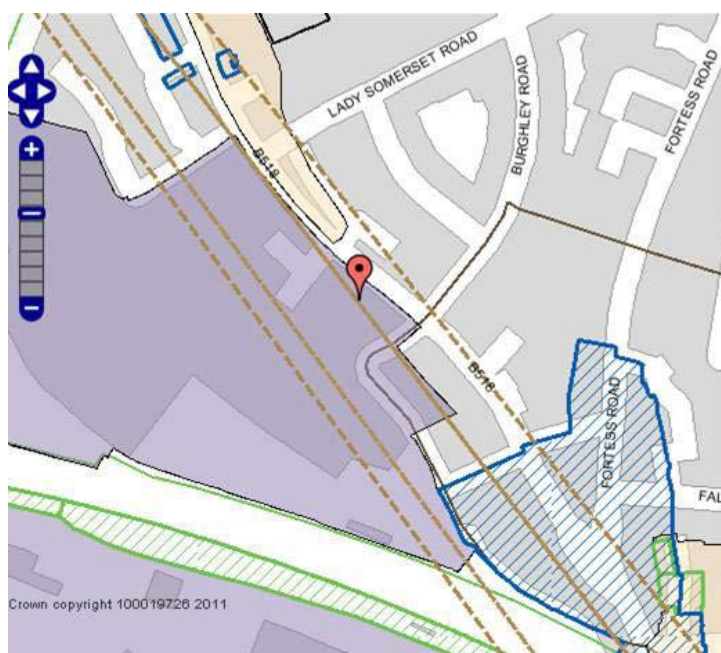


Figure 3: Extract from the Proposals Map

- 2.6. The site has an 'excellent' PTAL rating in terms of public transport accessibility. The Underground, Overground, National Rail and London Bus networks are all within easy walking distance of the application site.

- 2.7. The immediately neighbouring site, incorporating 19-37 Highgate Road, the former Lensham House and 25-37 Greenwood Place, is included as Site 39 within the adopted Camden Site Allocations (September 2013).
- 2.8. The formal allocation for the neighbouring site proposes mixed development including *'replacement D1 community facilities, new flexible employment floorspace and housing on appropriate parts of the site'*. The more detailed points of the allocation is that the redevelopment would optimise the potential of the site to provide a range of compatible uses, optimise opportunities for securing residential development but also support the continued successful functioning of the Industrial Area. It is also noted that any potential for residential development is likely to be concentrated towards the Highgate Road frontage, although the ground floor level may be better utilised to provide an active frontage to the street.
- 2.9. The expectations of any redevelopment of the neighbouring site have been taken into account in proposing this development at Linton House.

3. Planning History

3.1 The site has an extensive planning history, across the number of units that are situated in Linton House. We consider the following applications to be of particular relevance:

Reference	Address	Description	Date	Decision
2014/4533/P	Linton House 39-51 Highgate Road London NW5 1RT	Replacement of windows on all elevation	25-07-2014	Granted
2014/4620/P	Linton House 39-51 Highgate Road London NW5 1RT	Change of use from offices (Class B1a) to residential use (Class C3) at 2nd floor level to provide 13 units (5 x 1, 7 x 2, 1 x 3 bed units).	23-07-2014	Granted subject to s106 agreement
2014/4619/P	Linton House 39-51 Highgate Road London NW5 1RT	Change of use from offices (Class B1a) to residential use (Class C3) at 4th floor level to provide 12 units (4 x 1, 6 x 2, 2 x 3 bed units).	23-07-2014	Granted subject to s106 agreement
2014/4618/P	Linton House 39-51 Highgate Road London NW5 1RT	Change of use from offices (Class B1a) to residential use (Class C3) at 1st floor level to provide 13 units (5 x 1, 7 x 2, 1 x 3 bed units).	23-07-2014	Granted subject to s106 agreement
2014/4616/P	Linton House 39-51 Highgate Road London NW5 1RT	Change of use from offices (Class B1a) to residential use (Class C3) at 3rd floor level to provide 12 units (4 x 1, 6 x 2, 2 x 3 bed units).	23-07-2014	Granted subject to s106 agreement
2013/3494/P	Linton House 39-51 Highgate Road London NW5 1RT	The erection of an additional floor at roof level to provide 8 residential units (2 x 1 bed, 5 x 2 bed, 1 x 3 bed), and a ground floor rear extension to accommodate a new entrance, cycle and refuse storage and installation of condenser units and enclosures at roof level.	19-06-2013	Appeal Allowed
206/4457/P	Linton House 39-51 Highgate Road London NW5 1RS	Change of use from restaurant (Class A3) to dance school/studio use (Class D1) at (part) basement level as an extension to existing dance studios at ground floor level.	12-10-2006	Granted
2006/3880/A	Unit A Linton House 39 - 51 Highgate Road London NW5 1RS	Display of non illuminated signs to front of building.	24-08-2006	Granted
2006/2385/P	Linton House 39-51 Highgate Road London NW5 1RS	Change of use of basement units (Class B1/B8) to dance studio use (Class D2) as an extension for existing dance studios at ground floor level, with installation of two air external conditioning units to rear at ground floor level.	01-06-2006	Refused

2005/2105/P	Units B1, B3, C, D, Linton House 39 - 51 Highgate Road London NW5 1RS	Change of use from warehousing (Class B8) and photo studio (Class B1) to dance studio and games room (sui generis); installation of extractor fans to north, east and south elevations.	29-07-2005	Refused
2004/2751/P	Unit B, Ground Floor, Linton House, 39 - 51 Highgate Road London NW5 1RS	Submission of details of sound insulation and details of a scheme for air-conditioning including details of sound attenuation for the plant pursuant to conditions 3 & 4 of the planning permission dated 07/01/04 (2003/2713/P).	05-07-2004	Granted
2003/2713/P	Unit B, Ground Floor, Linton House, 39 - 51 Highgate Road London NW5 1RS	The change of use of the ground floor premises from a carpet showroom to a dance school with ancillary cafe (class D1).	20-11-2003	Granted
PE9900978	Linton House 39-51 Highgate Road Lower Ground Floor London NW5 1RS	Change of use to D1 / D2 multiple use. (Plans submitted)	07-12-1999	Withdrawn Application
9400534	39-51 Highgate Road NW5	Change of use of part of basement to restaurant use from warehouse including alterations. as shown on drawing numbers 01/404 03A/404 05/404 as revised on 23.05.94 and 01.07.94.	20-04-1994	Grant Full or Outline Perm. with Condit.
25706	Linton House 39-51 Highgate Road, NW5	Alterations to provide new entrance, steps and ramp.	09-12-1977	Permission

4. Proposals

4.1. The proposals are for the following:

1. A partial change of use for the Basement and Ground floors to provide new gym and residential foyer facilities;
2. External alterations including, replacement of the existing ground floor windows and doors with steel frame windows and doors to match the upper floors, and re-building of the existing parapet; and
3. Landscaping of the rear service yard with ancillary buildings.

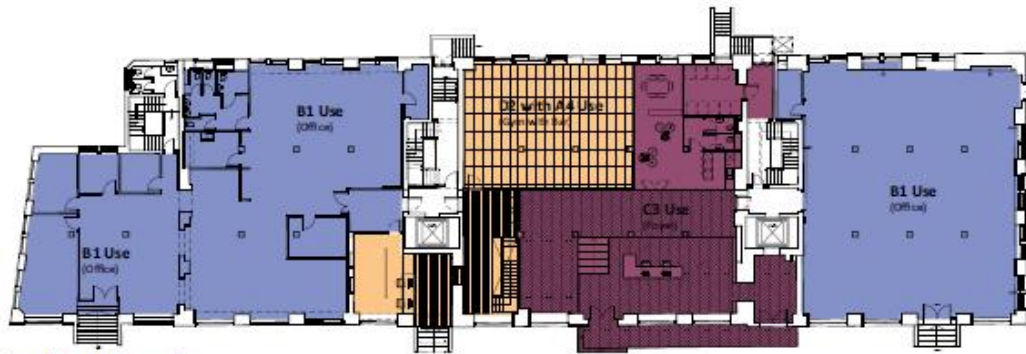
4.2. Full details of the proposals are given within the Design and Access Statement prepared by CSA that forms part of this submission.

1. Change of Use

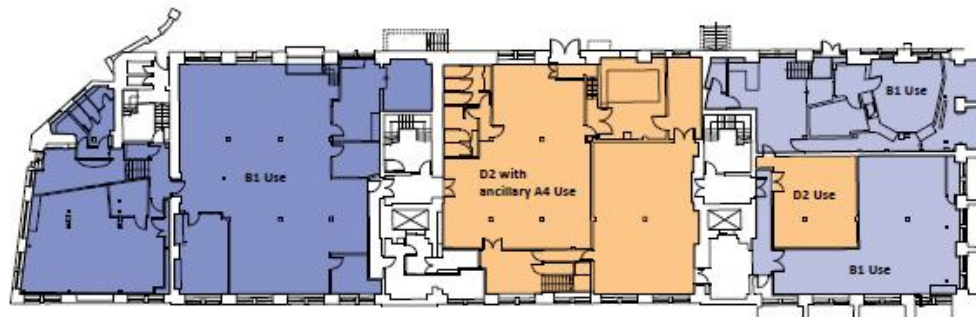
- 4.3. Linton House currently has a mix of use classes on the basement and ground floors. The proposal is to expand these use classes to provide enhanced facilities for both the future residents' of Linton House and the local community.
- 4.4. Currently, the basement and ground floors contain B1a office space and ancillary storage, and a D2 dance studio and ancillary café. The ancillary storage space is no longer required following the prior approval of the upper floors of the building to residential.
- 4.5. The proposal retains the Class B1a offices at ground floor and basement levels and brings the redundant ancillary storage space at basement level back into use for the new gym space. At ground floor level, the redundant office foyer spaces are brought back into active use as foyers for the new gym and as part of a new residential lobby for the new flats on the upper floors and in the roof extension. New Class D2 gym space with ancillary cafe/bar is provided at ground and basement levels.
- 4.6. The proposed gym has a dedicated entrance adjacent to the main entrance, with a reception area on the ground floor and gym studio space. A new staircase and lift provide access to the basement level changing room and gym. The gym will be a public facility but will also be open to residents of the building to use and as such residents will be able to access the gym from within the building.



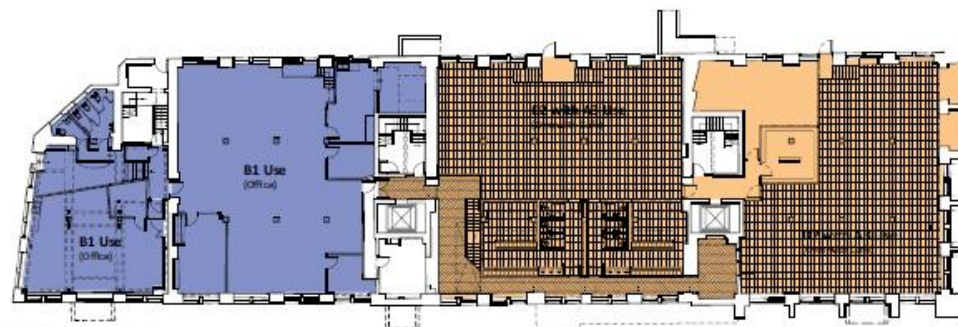
Ground Floor - Existing



Ground Floor - Proposed



Basement - Existing



Basement - Proposed

4.7. A summary in the land use changes is provided below.

	Existing	Proposed	Change
Class B1	1210	959	-251
Class D2	655	723	+68
Class C3	0	183	+183
Total	1865	1865	

2. External alterations

- 4.8. To improve the accessibility of the building the proposals include lowering an area of the ground floor slab to provide level access from the new main entrance and increase the ceiling height of the new foyer.
- 4.9. The new foyer will be located centrally to both circulation cores and will have dedicated concierge, post boxes and back of house facilities.
- 4.10. The proposals also include replacing the existing plate glass windows with steel frame windows in keeping with the original look. Where steel frame windows already exist it is proposed to match the existing windows, both in materiality and glazing pattern. The only difference will be that the proposed windows will incorporate an alternative form of opening, being side hinged casement windows rather than hinged on a centre pivot as existing.
- 4.11. In addition to the windows, it is proposed that the existing entrance doors are replaced with steel frame doors to match the windows.
- 4.12. The alterations also include the rebuilding of the existing parapet, including the rebuilding of the existing render and mouldings at a higher level.

3. Landscaping of the Service Yard

- 4.13. The proposed landscaping of the service yard will include the resurfacing of the existing tarmac in a combination of bonded resin and brick paving. The brick paving will be used to demarcate the pedestrian areas, bin store and bicycle stores.
- 4.14. The proposed bicycle storage shed is over two levels, an upper level accessed from Carker's Lane and a lower level accessed from the service yard. The lower level will be contained within existing vault space under the pavement, and no excavation is proposed. The two

levels will be linked by a metal staircase. The shed will hold 67 bicycles, including 6 dedicated spaces for gym users.

- 4.15. This level of cycle storage is provided in order to meet the requirements of the new residential units that have been approved on the upper floors of the building as permitted development under Class J of the General Permitted Development Order (as amended) and also the new gym use. The store will therefore serve the entire building, not just ground and basement levels that are the subject of the land use changes that also form part of this application.
- 4.16. The new bicycle shed and bin stores will be galvanised steel frame structures clad in dark brown/bronze mesh.
- 4.17. The existing entrance gates and brick wall will be replaced. The new vehicular and pedestrian entrance gate will both be steel frame powder coated to match the new ancillary buildings.
- 4.18. The proposals do not provide any on-site car parking for gym users.

5. Planning Policy Framework

- 5.1. The 2004 *Planning & Compulsory Purchase Act* requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. In this case the Development Plan comprises;
- *The London Plan (adopted 22 July 2011); and*
 - *The London Borough of Camden Core Strategy and Development Policies (both adopted November 2010).*
- 5.3. Other documents of relevance to the appeal are;
- *The National Planning Policy Framework, adopted March 2012; and*
 - *Various Camden Planning Guidance documents.*
- 5.4. The proposed development is in conformity with the *NPPF's* golden thread of a presumption in favour of sustainable development.

6. Planning Considerations

6.1. The following section sets out the considerations of the proposals in relation to planning policy and guidance under the following headings:

- *Land use matters;*
- *Design matters, including the impact of the proposed external alterations and landscaping of the service yard on the building and streetscene;*
- *Sustainability matters; and*
- *Highway issues, including car and cycle parking and refuse storage.*

Land Use Matters

6.2. Core Strategy Policies CS1 and CS3 sets out that the focus of Camden's growth will be to the most suitable locations, seeking to deliver opportunities and benefits and achieving sustainable development, whilst continuing to preserve and enhance the features that make Camden an attractive place to live, work and visit. The policies promote appropriate development in highly accessible locations, such as Kentish Town, or on the edge of these town centre locations.

6.3. Policy CS3 provides that these areas are considered to be suitable locations for the provision of a whole range of uses. Within these areas, development is to be of a suitable scale and character for the area in which it is situated and should contribute to other Council aspirations including community and environmental benefits, and takes into account amenity and community safety. Core Strategy Policy CS5 provides more details on this strategic approach and looks for development to provide uses that meet the needs of Camden's population and provide the infrastructure and facilities needed to support the population and those who work in and visit the Borough.

6.4. Core Strategy Policy CS8 seeks to secure a successful and strong economy by promoting growth in certain areas and also safeguarding existing employment sites and premises and the Industry Area. Development within the Industry Area that results in the loss of B Class uses will be resisted and development should not prejudice the nature of the Industry Area by introducing inappropriate or conflicting uses.

6.5. Paragraph 215 of the NPPF requires that due weight is given to policies, even those adopted prior to the NPPF, depending upon their degree of consistency with the NPPF. Given that these Core Strategy policies were adopted prior to the publication of the NPPF, they must be assessed in terms of their consistency with the national Framework.

- 6.6. Paragraph 17 of the NPPF provides Core Principles for planning in this country. The third bullet under this paragraph requires planning to *'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs'*. The eighth bullet states that planning should *'...encourage the effective use of land by reusing land that has been previously developed (brownfield land)'* and the ninth bullet that planning should *'promote mixed use developments'*.
- 6.7. The existing Core Strategy policies must be considered in terms of their consistency with the NPPF and thus the weight to be attributed to them in taking decisions. Overall, it is considered that these policies are consistent with the NPPF and as such should continue to be given considerable weight in taking decisions.
- 6.8. The proposals result in an increase of D2 floorspace. This gain of D2 space is in accordance with Core Strategy Policy CS10, which supports the retention and enhancement of existing community and leisure facilities. The provision of a gym with studio space will help meet the need for indoor sports facilities identified in Camden's Open Space, Sport and Recreation Study Update 2008.
- 6.9. The replacement of the existing dance studio with a public gym means the needs of the community will continue to be met. The gym will provide high quality sports and leisure facilities that will better serve the wider community. This is in accordance with Development Management Policy DP15.
- 6.10. The proposals retain the three existing ground and lower ground floor offices, as demonstrated in the plans. These will be refurbished to provide higher quality employment space.



Comparison of land uses between existing and proposed

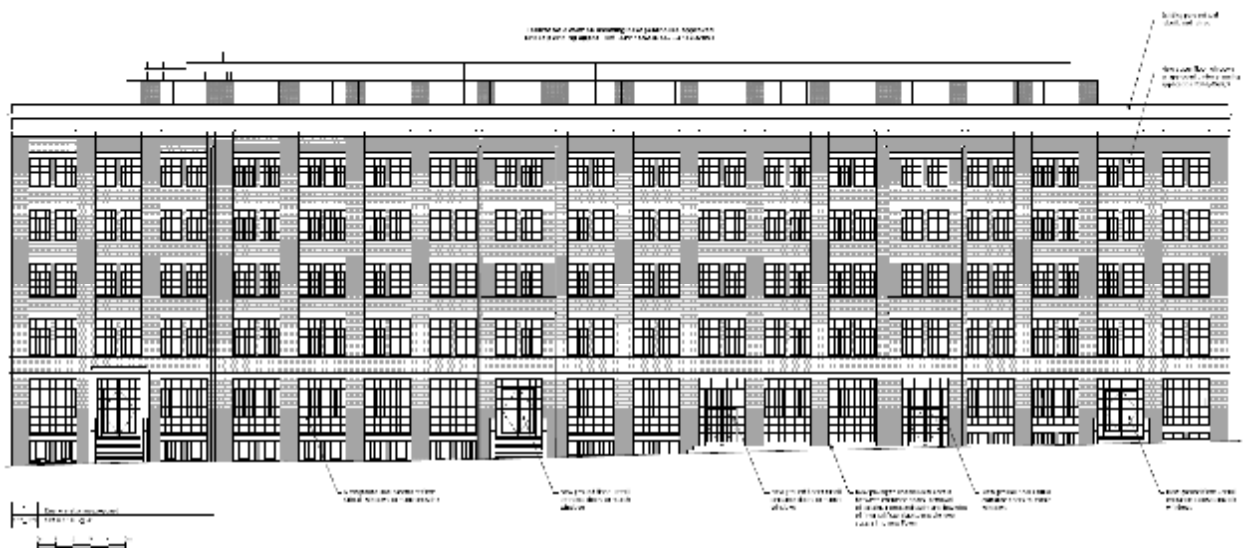
- 6.11. The existing ancillary storage space and office foyers are now redundant due to the permitted conversion of the upper floor offices. The redundant ancillary storage space in the basement will be bought back into active use, becoming D2 floorspace to extend the gym. Due to the slope on the site this area is not suitable for active employment space as it receives little natural light or ventilation.
- 6.12. The redundant office foyers at ground floor level will be reconfigured to provide dedicated foyer and back of house space for the gym and the permitted residential units on the upper floors. This will improve the accessibility for residents and gym users, and the separation of entrances will further enhance the quality of the B1 office space. Part of the new residential foyer will be used as a refuse drop off point and maintenance office for the permitted residential units, improving the management of the building.
- 6.13. Whilst there is a technical loss of some Class B1 floorspace with the proposals, this should be balanced against the following facts: the space that is to be lost is now effectively redundant as it served the offices on the upper floors which are now to be converted to much needed residential accommodation contributing in excess of 50 residential units to the Borough's housing supply; the space represents low grade accommodation with insufficient levels of natural light and daylight; the increased provision of Class D2 floorspace for community and leisure purposes; the retention and improvement of the actual office spaces at ground and basement level. It should also be borne in mind that under the permitted development rights, these offices could in fact be converted to residential without planning permission. However, it is the intention of the development scheme to maintain an active ground floor level with the two offices and part of the gym space alongside the lobby for the residential flats.
- 6.14. Overall the proposals will retain and improve the existing office units, expand and enhance the existing community leisure use, and provide better access and management capabilities for the permitted residential units on the upper floors. This is in line with Core Strategy Policies CS1, CS3, CS5, CS8 and CS10.

Design Matters

- 6.15. Due to the site gradient the main entrance of Linton House is currently not fully accessible and is serviced by a staircase and a ramp, which are in poor condition and do not conform to current building regulations.
- 6.16. The proposals involve lowering an area of the ground floor slab in order to provide level access from the new main entrance. This will improve the accessibility of the building, in line with Core Strategy Policy CS14.
- 6.17. The existing ground floor windows vary in style, as demonstrated in the Design & Access Statement. The proposals include replacing the existing plate glass windows with steel frame windows, of the same style as those permitted on the upper storeys, granted by planning

permission 2014/4533/P. It is also proposed that the existing entrance doors, that are currently a mix of styles, are replaced with steel frame doors to match the windows. Replacing the lower floor windows and doors to match the approved upper windows will tie the whole building together and improve its overall appearance.

- 6.18. These alterations are in keeping with the original appearance and character of the building, and are of a high quality design that will improve both the appearance of the streetscape and the building, and its connection to the street frontage. This is in accordance with Core Strategy Policies CS9(j) and CS14.
- 6.19. The proposals also include the rebuilding of the existing parapet, with the render and mouldings rebuilt at a higher level. The parapet is currently in poor condition with unsightly telecommunications equipment fixed to it, and these alterations will allow for improvements to the waterproofing details and general appearance of the building. The increase in height will also reduce further the visibility of the proposed penthouse level from the street (Approved under Planning Appeal Ref: APP/X5210/A/13/2207697), as demonstrated below.



Proposed East Elevation (with approved penthouse)

- 6.20. The high quality design and materials will preserve and enhance the original appearance of the building and will improve the appearance of the proposed additional storey. This is in accordance with Core Strategy Policy CS14.
- 6.21. The works to the rear service yard will include the resurfacing of the existing tarmac and the use of brick paving to demarcate the pedestrian areas, bin store and bicycle stores. The new bicycle shed and bin stores will be galvanised steel frame structures clad in dark brown/bronze mesh, designed to reflect the industrial character of the building. The new vehicular and pedestrian entrance gates will both be steel frame powder coated to match the new ancillary buildings.

- 6.22. These works will greatly improve the appearance and the function of the service yard, improving the connections between the street, the service yard, and the building in accordance with Core Strategy Policy CS9(j). The materials used have been chosen to reflect the character of the building and the area, and will greatly improve the performance and appearance of the service yard, in line with Core Strategy Policy CS14.

Sustainability Matters

- 6.23. The current ground floor windows suffer from a number of defects, with some unable to be closed properly and all with poor thermal and acoustic values. The replacement windows will fit into the existing openings and will be of a high quality design and materials, improving their thermal and acoustic performance and so environmental sustainability in accordance with Core Strategy Policy CS13.

Highway, Cycle and Refuse Matters

- 6.24. The works to the rear service yard will improve vehicle and refuse management on the site. Currently the rear service yard is used for car parking, however there are no formal parking arrangements on the site. The works will create thirteen formal spaces, allowing better management of the area, improving access and safety to the subject property and its neighbours.
- 6.25. The new refuse stores have been designed in accordance with the Waste and Recycling Storage SPG, providing adequate space for the storage of the whole building's waste and recycling. Their location will improve accessibility for users, and the design will minimise noise, odours and pests. As stated in the design section, their design is in keeping with the industrial character of the building.
- 6.26. Building management will be responsible for taking the bins from the refuse store onto the public highway. The applicant would be open to considering an appropriately worded condition in this respect to secure an ongoing refuse management strategy.
- 6.27. The thirteen car parking spaces will be used by the permitted residential units on the upper floors and are in line with the adopted Parking Standards.
- 6.28. The gym will not provide any on-site car parking for gym users and is not expected to generate an increase in car traffic above the existing, due to the 6a PTAL rating of the site.
- 6.29. The provision of a two storey bicycle shed will provide space for 67 bicycles, including 6 dedicated spaces for gym users, with entrances from both Carker's Lane and the service yard. This increased provision of cycle parking is in accordance with Core Strategy Policy CS11(h), and helps meet the objectives of Camden's Cycling Plan to maximise the availability of new cycle parking. The number of spaces meets the requirements of the Transport SPG and the adopted Parking Standards.

- 6.30. The cycle store also meets the required provision of cycling spaces for the permitted residential units as detailed within the signed S106 agreement.
- 6.31. The capacity of this cycle store has been calculated in order to meet the policy compliant requirements of the new residential accommodation that has been previously approved on the first to fourth floor levels as permitted development (Refs: 2014/4620/P, 2014/4619/P, 2014/4618/P, 2014/4616/P, all given prior approval 8 September 2014). When these prior approvals were given, each also included a S106 obligation requiring that at least 14 cycle storage spaces would be provided prior to residential occupation to serve the new dwellings.
- 6.32. This application will therefore provide sufficient cycle storage capacity to fulfil each of these obligations.

7. Conclusions

- 7.1 The proposals subject to this application respond appropriately to the building and surrounding context in a high quality and sustainable design that will be a sympathetic alteration to the property, providing much needed improvements to access and appearance, and providing a new community facility whilst providing a suitable residential lobby for the dwellings on the upper floors and maintain the existing three offices at ground and basement levels. The proposals will not cause any harm to the amenities of existing residential neighbours or prejudice the continued use of the offices on the lower floors of the building or the use of neighbouring properties for commercial or light industrial purposes.