

1 July 2015

Submitted via Planning Portal

Planning Department
Camden Council
5 Pancras Square
London N1C 4AG

Dear Sir/Madam

APPLICATION FOR FULL PLANNING PERMISSION

BLOCK C, IMPERIAL WORKS, PERREN STREET, KENTISH TOWN, LONDON NW5 3ED

On behalf of Imperial Works Ltd and in respect of the above site, please find enclosed an application seeking full planning permission for:

“External alterations to building”

The application, which has been submitted via the Planning Portal (ref: PP-04304659), comprises this letter, the application forms, a design statement and a complete set of drawings (listed in the attached schedule). The requisite planning fee of £195 has been paid via the Planning Portal.

THE SITE AND ITS SURROUNDINGS

The site comprises Block C, Imperial Works, Perren Street. The building is a five-storey detached block with a central service tower. The building is not listed but lies in Camden’s Inkerman Conservation Area.

BACKGROUND

Although this is a standalone application, it is connected to application 2014/7951/P which seeks the erection of a roof extension to the building to provide additional office (B1(a)) floorspace (yet to be determined). For the avoidance of doubt, this application relates to external alterations of the existing building only, in connection to its ongoing use as B1(a) office space.

PROPOSED DEVELOPMENT

The external alterations proposed comprise:

The Charlotte Building
17 Gresse Street
London
W1T 1QL

T 020 7851 4010 turley.co.uk

- the replacement of the existing single-glazed timber windows with new steel-framed double-glazed windows
- louvered ventilation openings to the plant room
- the removal of the existing chimney stack

A more detailed description of these works and the need for undertaking them can be found in the submitted design statement.

PLANNING ASSESSMENT

The proposed new windows are a double-glazed version of the industrial heritage Crittal type windows that are common on former factory buildings in Kentish Town and represent a significant improvement to the external building envelope.

The louvres are proposed to be set out in the proportion of traditional window openings, which will reduce any visual impact; and they are located on a taller part of the building which is generally obscured by other buildings. Furthermore, louvre openings are not uncommon on these types of factory buildings.

In terms of the chimney stack, it serves no purpose and its removal has a minimal impact on the visual appearance and massing of the building.

On account of the above, the proposed external alterations are compliant with the following relevant planning policies:

- Core Strategy Policy CS5 that seeks to protect and enhance Camden's heritage
- Core Strategy Policy CS14 that seeks to ensure development is of a high standard of design that respects local character and preserves and enhances conservation areas
- Development Policies Policy DP24 that requires all alterations to existing buildings to be of the highest standard
- Development Policies Policy DP25 that seeks to maintain the character of Camden's conservation areas

CONCLUSION

The proposed external alterations are acceptable in terms of design and impact on the conservation area and thus accord with planning policy. Therefore planning permission should be granted.

We trust that the above is acceptable. If you have any queries or require any further information, please contact me or my colleague Barry Cansfield.

Yours faithfully

Craig Slack

craig.slack@turley.co.uk

Schedule of submitted drawings

Site plan 799_001 Rev P1

Existing lower ground floor plan 799_100 Rev P1

Existing ground floor plan 799_101 Rev P1

Existing first floor plan 799_102 Rev P1

Existing second floor plan 799_103 Rev P1

Existing third floor plan 799_104 Rev P1

Existing fourth floor plan 799_105 Rev P1

Existing fifth floor plan 799_106 Rev P1

Existing roof plan 799_107 Rev P1

Existing sections AA/CC 799_110 Rev P1

Existing section BB 799_111 Rev P1

Existing elevations 03 & 04 799_122 Rev P1

Existing north elevation 799_120 Rev P1

Existing south elevation 799_121 Rev P1

Existing typical window bay 799_507 Rev P1

Proposed lower ground floor plan 799_200 Rev P1

Proposed ground floor plan 799_201 Rev P1

Proposed first floor plan 799_202 Rev P1

Proposed second floor plan 799_203 Rev P1

Proposed third floor plan 799_204 Rev P1

Proposed fourth floor plan 799_205 Rev P1

Proposed fifth floor plan 799_206 Rev P1

Proposed roof plan 799_207 Rev P1

Proposed sections AA/CC 799_210 Rev P1

Proposed section BB 799_211 Rev P1

Proposed east and west elevations 799_222 Rev P1

Proposed north elevation 799_220 Rev P1

Proposed south elevation 799_221 Rev P1

Proposed typical window bay 799_507 Rev P1

Louvre cladding drawing Z/1ULDH/1000 Rev A

Screening louvre performance data