

Reed's and Rochester Place Neighbourhood Association

Tony Young
Development Control, Planning Services
London Borough of Camden

*please reply to
Gill Scott
48 Rochester Place
London NW1 9JX*

sent by email

10 August 2015

Certificate of lawfulness 2015/3871/P
Associated application 2015/3286/P
68a-74a Rochester Place, NW1 9JX

Dear Mr Young

This building is within the Rochester CA; it was within the Kentish Town [light industrial] area in the last UDP. **Together with the other units in the block of 68-74 Rochester Place it makes up the largest light industrial B1c building in the street.**

I wish to make you aware that the use class for this building is B1c light industrial/-workshop as are all the industrial buildings in the street. It has been that since it was built in 1958 – following war damage [as cabinet makers workshop, motor engineers workshop, wheelwright workshop and builders yard] refer to Camden planning archive TP34692/4407.

It was altered in the 1970s to make one building for RankXerox printworks.

In the 1999 it belonged to 22 Rochester Terrace who attempted to create a small residential unit and garage for their own use [connected to their house] fronting Rochester Place; their plans were refused. At the point of sale of the house the industrial building was split into 5 parts at sale. Drawings are supplied here.

All of the units, including unit 5 [68a-74a], are purpose built industrial units; described as B1c industrial. They have only been described as Class B1(a) (offices) by this applicant. *The building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 29th May 2013* as per the legislation.

To my knowledge these premises have been used by Lex Records, Run Music and Vibes as studio space; Jessnic&Co as studio and storage of sample belts, bags and accessories. It was assessed for use as a Pilates studio in 2013.

Creating residential in the upper parts [first floor] of a purpose built industrial building over four separate business units will seriously compromise the build, security and flexibility of the business units. Insulation between the two units/floors, sound and fire, must be considered.

Officers are bidden to consider whether this building was operating as an office *for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 29th May 2013* as per the legislation.

Spaces classified as B1c may be used by 'desk based' personnel it does not change the use class.

I wish officers to be aware that Adam Black, developer, has not proved these premises are not B1c; he has proved that he has used the address, then divided the property in two and let the two properties separately.

Application PEX0100625, dated 27.07.2001, granted 30.10.2001, shows the creation of separated space as unit 5, accessed externally by one door at 74a [and by an internal staircase], over the industrial workshops.

Black Communications took the lease on unit 5, 68-74 Rochester Place **05.09.2001**; the lease is marked as 74a Rochester Place.

The documents provided do not 'prove' that the use class has been changed from B1c.

The documents indicate that Mr Black had correspondence addressed to two different companies at two addresses. There is nothing to suggest that he worked from 74a Rochester Place and the people working on the ground floor, from whom he has the lease, suggest that he has not worked from Rochester Place.

The documents suggest that at some time there was **a new address added at 68a Rochester Place** and that a home-office insurance policy was taken out for journalism on 68a Rochester Place, invoiced to a second address.

- BBG Surveyors advised 2 months before the lease was granted on the basis that Mr Black would be letting the space on which he was about to purchase a lease.
- Telecoms invoice for work in setting-up and initialising service, **11.2001-12.2001** is sent to The Content Provider Ltd, 68-74 Rochester Place NW1 9JX – the ground floor of the building; a Telecoms credit note is issued in 04.2002 for half of the installation charge is sent to The Content Provider Ltd, 74a Rochester Place NW1 9JX.
- Insurance documents [credit agreement] dated **2001/02**, for cover for un-named buildings, was sent to The Content Provider Ltd, [deleted] Black Communications [inserted] NW1 9JX
- Insurance documents **2002/03**, for 68a Rochester Place – **home-office**, journalism, were invoiced to The Content Provider Ltd, **NW3 6BB**
- Offer of insurance **2002/03**, for contents cover for an un-named property, was sent to The Content Provider Ltd, **NW3 6BB**
- Business rates bills, utility bills and book keeper invoices for period **2002/03** were sent to Black Communications at 74a Rochester Place, NW1 9JX.

At some time the first floor space was subdivided and a second, separate, street level entrance door added. There has been no application to Camden, during the 14 years plus lease holding of Black Communications, for a door at 68a.

It appears, from the documents provided, that rates are paid on 74, first floor, but not on 68a.

- Business rates relief for 74, first floor, 2008/09 were sent to Black Communications at NW11 7XU – when 74a may have been unoccupied but 68a certainly was.
- **Rochester Place estate agents [A2 Financial and professional services]** were probably the first 'office use' of Rochester Place.

The documents indicate leases were let between Black Communications and: Worldwide Purchasing [2005], Rochester Place Ltd *estate agents* [2008], Jessnic [2011], Marion Hume [2013] for **74a Rochester Place**; Vibes UK [2002], Lex Records [2005] for **68a Rochester Place**.

Non of these documents prove that the use class has been changed from B1c.

B1c as a classification, as described, research and development of products and processes, light industry appropriate in a residential area.

Knowing this street, Rochester Place [having let many properties over many years], Christo and Co advertised this B1c property in the same way as they have advertised all properties as office/studio. The previous Camden UDP talked about keeping spaces for media and creatives. This street, and this building, house both. Christo aim their advertising at young creatives in Camden.

Jessnic [2011-13] *see below* are very clear that they took the space at 74a as studio space.



Jessnic 'make the Money pages' of Sunday Times

Rochester Place has, historically, been home to people in the shop-fitting, silver and gold smithing, architecture and design business, photographers, dance studio and music business.

Vibes UK the 'most elite dance agency in Europe' specialising in all forms of dance, choreographers, creative directors, stylists and make-up artists, and musicians and backing vocalists

Run Music is an independent music PR and management company handling campaigns for artists, record labels, events and more.


Lex is a record label, production company and music publisher with a small diverse roster of artists. The label was founded by Tom Brown and was initially an imprint of Warp. Lex began by releasing 12" vinyl records in 2001 and released it's first album late in 2002.

All occupied 68a Rochester Place as studio space often, as we all do, using the street to create 'art work'.

COMMERCIAL
Property Particulars

Christo & Co

FIRST FLOOR OFFICE / STUDIO
320 SQ.FT (30 SQ.M)
TO LET
ROCHESTER PLACE, KENTISH TOWN, LONDON NW1



LOCATION: Situated in Rochester Place close to the junction of Rochester Road very near to all the high street amenities on Kentish Town Road and the attractions of Camden Town. Transport connections are very good - a few minutes walk from both Camden Town (Northern Line) and Kentish Town (Northern Line and Morning) Stations. Numerous buses also serve the area.

DESCRIPTION: A newly refurbished modern self contained first floor studio office in open space with wooden floor and attractive lighting with one office separated by a partition.

148 Kentish Town Road, London NW1 9QJ
T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ESTATE AGENTS

This property is B1c as is the whole street [Rochester Place].
The documents produced, by the lease holder, do not prove the building is not B1c.
It is not a case of symantics – it is a use class.

The only evidence, other than that provided by the lease holder, is by an A2 occupier/under lease holder of the space [*Rochester Place estate agents*]. It may suit them, and subsequently their client Mr Black, to 'call' the space an 'office' but the space remains part of the original B1c building.

I attach drawings from the original application, references from Camden site, sale notices from Hot Black – at the point at which Mr Black bought his lease, all stating B1c.
[I repeat annotated copy of Mr Black's previously submitted proposals for this space which incorrectly stste the space and indicate the outward opening doors on to the footway and over the road which should have the attention of planning and building controls.]

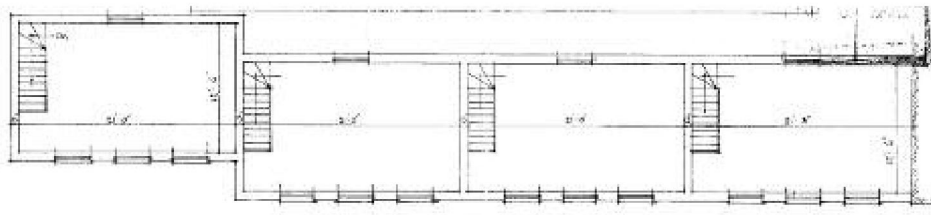
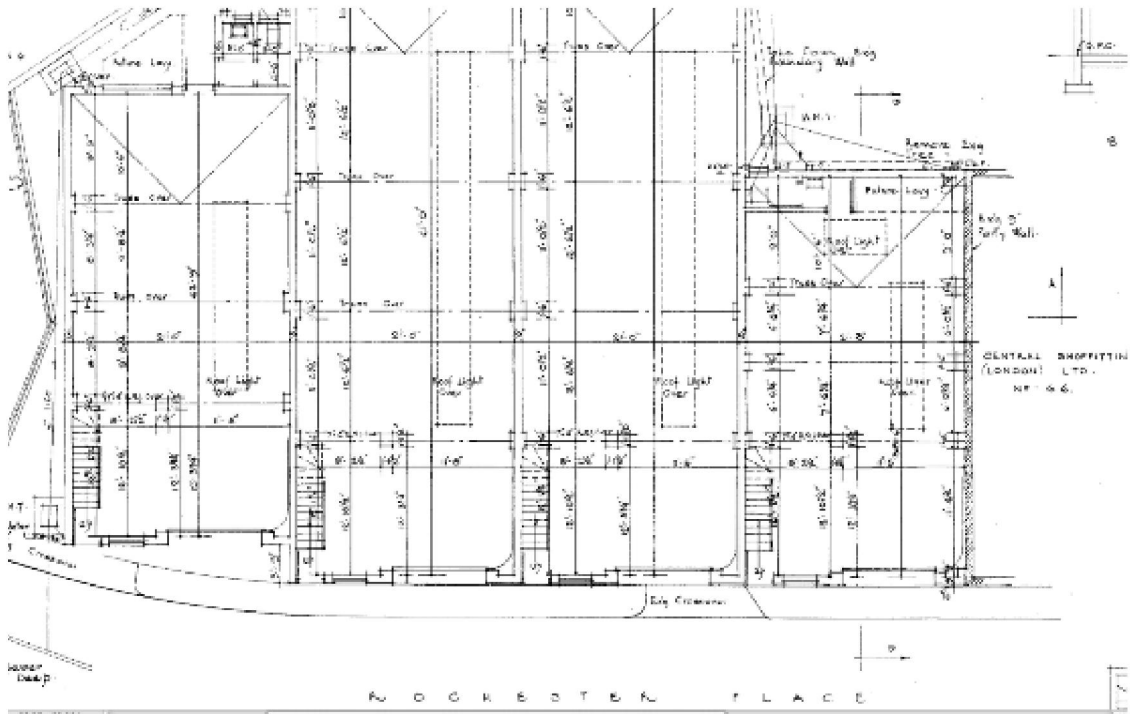
I wish to be notified of the process/progress for this application

Yours sincerely

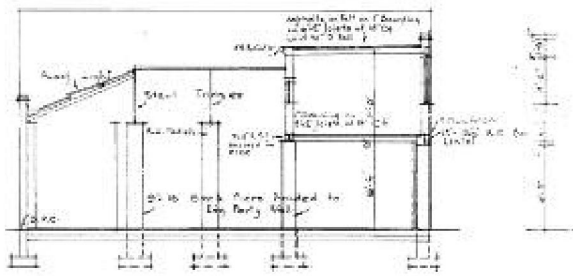
Gill Scott
for and on behalf of Reed's and Rochester Place Neighbourhood Association (traders and residents)

cc Alex Bushell

plot at time of rebuild after war 1947-1957



purpose built industrial including first floor built for B1c industrial use



SECTION 5-5

**applications on Camden web site for 68-74(78) Rochester Place
B1c industrial use**

TP34692/4407	Nos. 68-78 Rochester Place, St. Pancras.	Town and Country Planning Act, 1947, 68-78 Rochester Place, St. Pancras.	FINAL DECISION	05-06-1958	Permission
TP34692/22679	Nos. 68-78 (even) Rochester Place, St. Pancras,	The change in external appearance of Nos. 68-78 (even) Rochester Place, St. Pancras, consequent upon the rebuilding after war damage.	FINAL DECISION	05-02-1958	Permission
36707	Rear of 68-74 Rochester Place, NW1	Erection of an acoustic enclosure for air conditioning equipment and associated works including the part raising of a boundary wall.	FINAL DECISION	04-08-1983	Limited Period
35926	68/74 Rochester Place, NW1	Erection of 11 air conditioning units on the rear elevation and associated works including the erection of a trellis on the boundary wall.	FINAL DECISION	17-03-1983	Refusal
8480166	68-74 Rochester Place NW1	Display of one single sided internally illuminated fascia sign(sized 10ft x 2ft)and of one double sided internally illuminated projecting box sign(sized 3ft 1.5ins x 2ft)above the shopfront at 68-74 Rochester Place as shown in drawing number 270684.*Period of	FINAL DECISION	31-07-1984	Grant Approval for Advertisement
9400928	68-74 Rochester Place NW1	Change of use from light industrial to an education and training centre.	FINAL DECISION	16-06-1994	Withdrawn after Reg'n (not used on PACIS)
PE9900926	68-74 ROCHESTER PLACE LONDON NW1 9JX	Change of use and conversion of first floor from Class B1 use (office light industrial) to use as a bed sit flat incorporating the erection of a rear extension at first floor level, a shared entrance area and garage on the ground floor and associated external alterations: as shown on drawing numbers 143 PO1-PO6	FINAL DECISION	17-11-1999	Refuse Planning Permission
PEX0100625	68-74 ROCHESTER PLACE LONDON NW1 9JX	Replacement of existing roof covering with grey metal material and alterations to the front elevation including the erection of security roller shutters and housings. As shown on drawing numbers: 4900.66.01/B.,.02/B.,.03/B	FINAL DECISION	30-10-2001	Grant Full Planning Permission (conds)

**last applications on Camden web site for 68-74 Rochester Place
B1c industrial use**

applications on Camden web site for 68-78 Rochester Place
 industrial use TP34692/4407

FOR PHOTOGRAPHIC REPRODUCTION
 PLEASE TYPE OR WRITE WITH BLACK INK OR PENCIL
 DO NOT USE BLUE INK OR BALL POINT PENS.

TOWN AND COUNTRY PLANNING ACT, 1947
 APPLICATION FOR PERMISSION TO DEVELOP LAND

PART I

1. Name and address of applicant (IN BLOCK LETTERS):

Name W.J. HARVEY
 Address 21A DOLLIS HILL LANE N.W.2
 Telephone Number GLADESTONE 7555

Address to which notices or other documents in respect of this application should be sent

as above

ARCHIVED
 No. 6 JUN 1968
 REF. 4407

2. (i) State interest in the land (e.g. freeholder, leasee, prospective purchaser, etc.).
 (ii) If leasehold, state term.
 (iii) If acting as agent, state on whose behalf the application is made.
 (iv) If prospective purchaser or lessee of the land, state whether the vendor or lessor has consented to the proposed development.

(i) Freeholder/Prospective purchaser

(ii) Term years
 (iii) On behalf of North End Properties Ltd.
 (iv) Yes/No

3. Full address or location of the land, including the Metropolitan Borough.

NO 68-78 ROCHESTER PLACE
 ST. PANCRAS N.W.1.

4. (a) Brief particulars of the development forming the subject of this application.
 (b) State whether the proposed development involves (i) new building (ii) alterations (iii) change of use (iv) continuation of use.

(a) Rebuild War Destroyed Workshops.

(b) New buildings with continuation of use.

5. State (a) the purpose to which the land is now put (if used for more than one purpose give details).
 (b) Use of land on 1st July, 1948, if known.
 (c) Other previous uses.

(a) War Destroyed Site

(b) as (a)
 (c) No 68 Cabinet makers workshop
 No 70-78 Motor Engineers workshop
 wheelwright Builders' yard

6. State whether the proposed development involves the construction of a new, or the alteration of an existing, access to or from a highway.

Yes

7. State whether permission is desired for permanent development or use, or for a limited period, and if the latter for what period.

Permanent

8. If the application is in respect of the rebuilding, restoration, or replacement of buildings, work or plant which have sustained war damage a specification must be submitted with this application together with the following information:-

(a) _____
 (b) _____

- (a) The cost of the works.
 (b) War Damage Commission's classification of war damage.

A specification and estimate of costs need not be submitted in the case of outline applications.

A specification is/is not submitted with this application.

9. (i) Do you wish this application to be treated also as an application for consent under the London Building Acts or Bylaws made thereunder?
 (ii) If so, under what sections or bylaws or in what respects?

(i) Yes/No

(ii) Sections _____ of 1930 Act
 Sections 34 of 1939 Act
 Bylaws Nos. _____

NOTE: If the answer to (i) is yes, (ii) must be completed. The District Surveyor will be prepared to advise you as to any consents that may be necessary.

10. List of drawings and plans submitted with the application. See Note (c). Additional copies may be required if question 9 is in the affirmative. The material and colour to be used in the external finish should be indicated on the drawings.

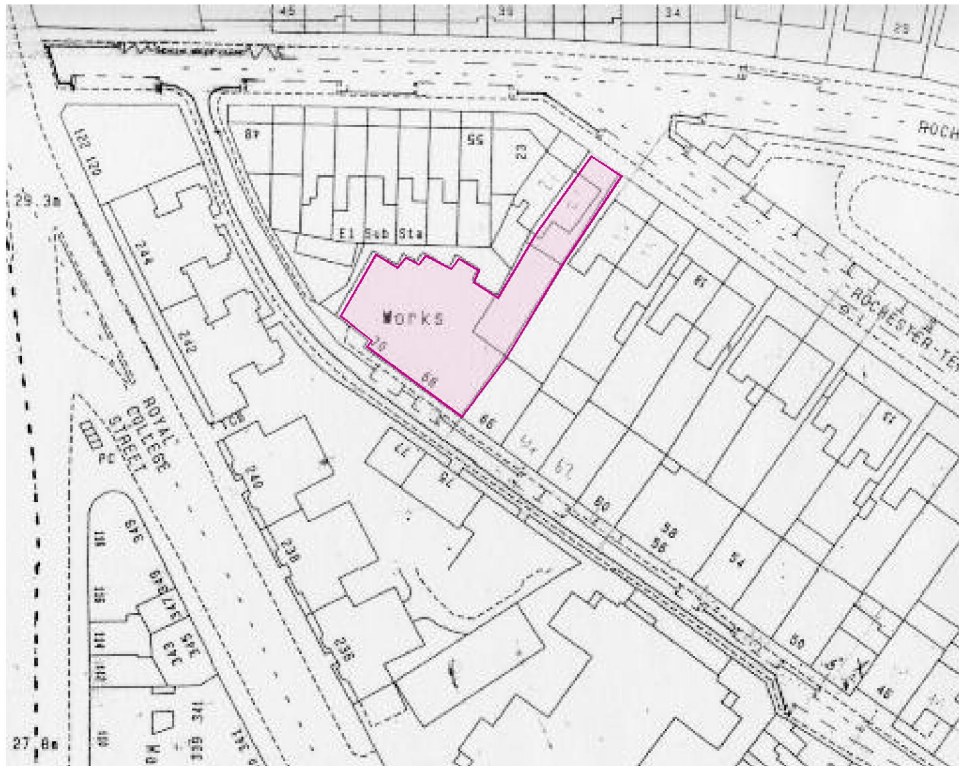
five copies 44/50

I/We hereby apply for permission to carry out the development described in this application and on the attached plans and drawings.

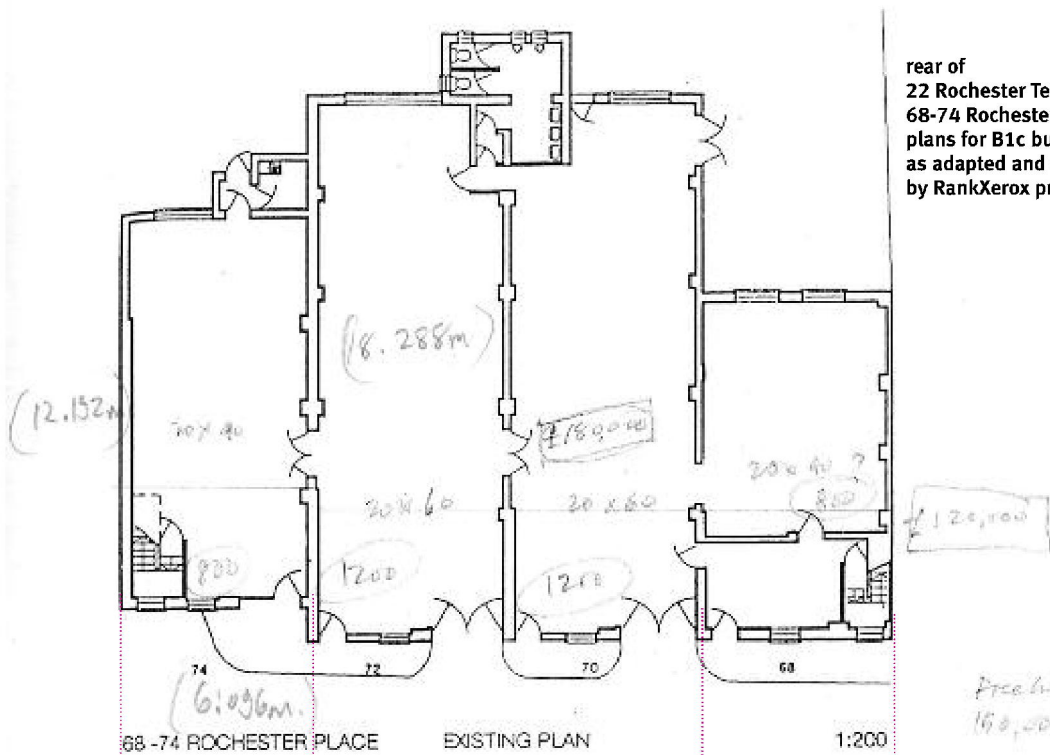
Date 5 June 1967

Signed W.J. Harvey

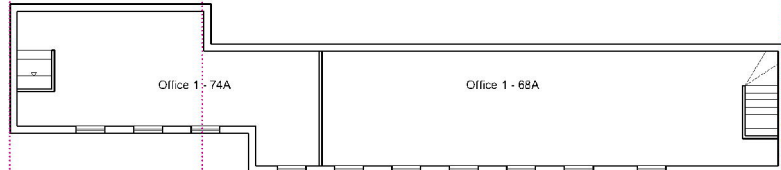
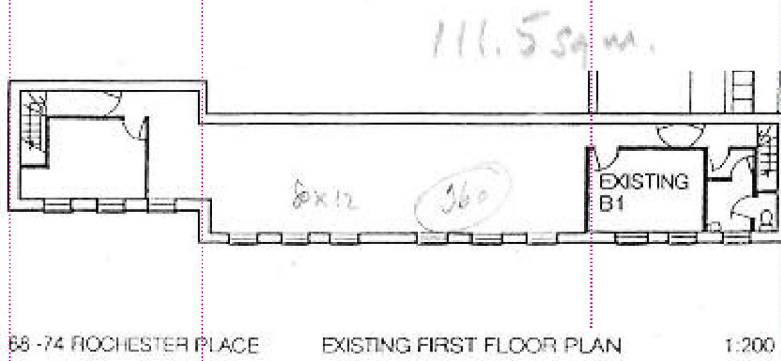
plot at time of last sale 1999
68-74 (including 68a-74a) attached to 22 Rochester Place
sales literature and plans follow



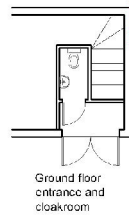
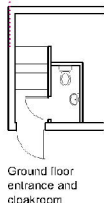
rear of
22 Rochester Terrace:
68-74 Rochester Place
plans for B1c buildings
as adapted and occupied
by RankXerox print works



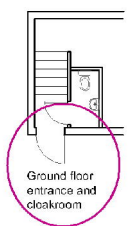
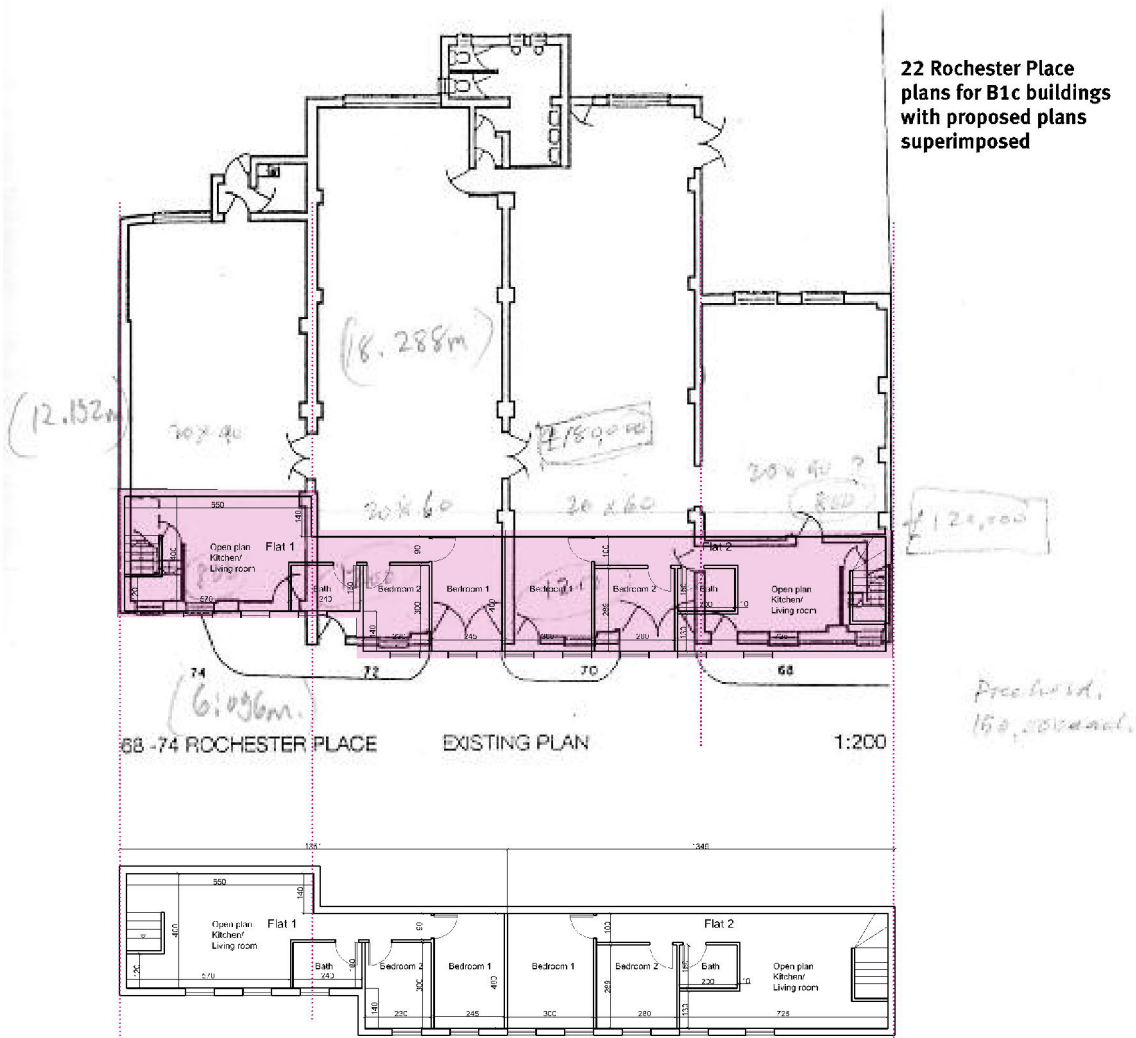
Free hold,
160,000sqm.



incorrect drawing
drawing indicates interior width of building to
be 4m; I believe it to be 12ft.3ins - 3.75m all
measurements should be challenged on
proposed room sizes.
Please note the Christo&Co estate agent
details for 74a state it to be 30sq m.



22 Rochester Place plans for B1c buildings with proposed plans superimposed

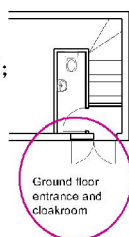


access/entrance doors open out directly over footway

- Incorrect plan/drawing;
- Camden LDP minimum floor space standards:
 - for 1 person=32 sq.m
 - for 2 person=48 sq.m
 - 74a 2 person=35.5 sq.m
 - 68a 2 person=39.6 sq.m both smaller than standard;

- 74a minimum standard for bedroom one [11sq.m] are missed at 9.8sq.m.

- re building standards:
 - services/water and waste will have to be taken on the **outside the front façade** to ground and sub-ground level.
 - there are not two doors between kitchen and toilet
- re fire/building standards:
 - do not normally permit exit from bedrooms through a kitchen area to stairs in case of fire.



access/entrance doors open out directly over 800mm footway