

Mr Donald Shearer
Donald Shearer Architects
Scholar's House
Shottery Brook Office Park
Timothy's Bridge Road
Stratford-upon-Avon
CV37 9NR

Application Ref: **2015/4234/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

7 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Kentish Town industrial estate
Regis Road
London
NW5 3EW

Proposal:
Erection of additional storey to provide office and storage accommodation (Class B1 and B8) to Units 1, 2 & 3.

Drawing Nos: Design & Access Statement, Drg 1208-BA-100, 1208-BA-101, 1208-BA-102, 1208-BA-103, 1208-BA-104, 1208-BA-105, 1208-BA-106, 1208-BA-107, 1208-BA-108, 1208-BA-109 & 1208-BA-110

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1208-BA-100, 1208-BA-101, 1208-BA-102, 1208-BA-103, 1208-BA-104, 1208-BA-105, 1208-BA-106, 1208-BA-107, 1208-BA-108, 1208-BA-109 & 1208-BA-110

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 This premises hereby permitted shall be used solely for purposes falling within the Class of mixed B1 (ancillary B8 use) of the Schedule to the Town & Country Planning (Use Classes) Order 1987 and for no other purpose (including any other purpose in Class B of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification).

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposed second floor single storey roof extension above units 1, 2 & 3 would create 302.3sqm and 27.9sqm of new B1 and B8 floor space respectively. The proposed increase in B1 and B8 business space in this location is considered acceptable in accordance with land use policies in the development plan documents. The site is within a dedicated industrial area and therefore the principle of additional business and employment floorspace is considered acceptable. The site is located outside a designated Town Centre and therefore Policy DP1 is not applicable.

Policy DP13 states Camden has a very restricted supply of sites and premises

suitable for light industrial, storage and distribution uses. The proposed extension of the existing B8 premises in a industrial location suitable for continued business development is encouraged.

The design and scale of the proposed roof extension is almost identical to an existing second floor roof extension on adjacent unit 4, granted planning permission in 2011 (reference 2011/3868/P). The scale and mass of the extension would not overwhelm the host property or result in detrimental impacts to the local character or neighbouring amenity, in accordance with policies DP24 & DP26.

The close proximity of Kentish town underground and mainline stations provide excellent public transport links. The additional floor space would not have a detrimental impact on the local highway network and is in accordance with policy DP17.

17 neighbouring occupiers were consulted on the application. No comments have been received prior to the determination of the application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS1, CS9, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP17, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the

Camden Charging Schedule, the charge is likely to be £16,510 (330.2sqm x £50) for the Mayor's CIL and £8,255 (330.2sqm x £25 using the relevant rate for uplift in that type of floorspace) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment