

Delegated Report		Analysis sheet		Expiry Date:		06/10/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		06/10/2015	
Officer				Application Number(s)			
James Clark				2015/4001/P			
Application Address				Drawing Numbers			
Dunn's Hat Factory 106-110 Kentish Town Road London NW1 9PX				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to the front facade, ground floor change of use from Class B1 to flexible B1/A1 uses and associated alterations to external elevations at ground floor level.							
Recommendation(s):		Granted conditional permission					
Application Type:		Full Planning Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	90	No. of responses	03	No. of objections	03
			No. Electronic	03		
Summary of consultation responses:	<p>A site notice was displayed from 05/08/2015 (expiring 26/08/2015) Four objection received;</p> <p>Objections have been received from the following residential flat above the site at No 106-110 Kentish Town Road. Summary of the main points have been stated below.</p> <p>Flat 9</p> <ul style="list-style-type: none"> - At the time of purchasing the flat there were no retail premises on the ground floor. The lack of A1 retail uses on the ground floor was a crucial factor in the decision to purchase the flats. - Residents contribute to the up keep and repairs to the exterior of the building. The proposed brick façade will add significantly to the cost of maintaining the exterior. - There is a history of over-charging on the repair costs to the buildings - The site is on the Local List of Buildings of special Architectural Historic Interest. The appearance of the building now is the paramount concern of interest, not its original appearance. - The desire to use a brick work façade is primarily to make the building more in line with other commercial buildings and thus the applicant hopes to achieve higher commercial rents. - The debate over whether the exterior material should remain as render or limestone is secondary to the character appearance of the property. - The changes will impact the symmetry of the building along both Royal College Street and Kentish Town Road. - The existing commercial usage provides greater security and a less noisy or smelly environment to residents. A retail use would change the environment and adversely impact the residential element of the building. - The area is amply served with more than enough food and retail premises and would not benefit from additional space for such use being made available <p>Flat 11</p> <ul style="list-style-type: none"> - The proposed internal changes will result in security concerns as members of the public would be able to access the residential parts of the building. - The residents will be restricted to the smaller lift under the new proposals which would be contrary to the lease agreement permitting “right of access throughout the building”. 					

Flat 5

- Reduced access and use of the lifts for residents to use their bikes.
- Access to Royal College street will be reduced as a result of the internal changes

Flat 1

- The viability of the café in the location is questionable considering the closure of many the cafes in Kentish Town.

Officer Comment:

The objections concern a number of non-planning related issues which are outside of planning legislation and thus are not assessed or managed via Camden planning policy. A number of objection points have been duplicated by all neighbouring residents and therefore have not been duplicated above under each neighbouring response. The concern regarding the exterior alterations and principle of the change of use are pertinent to planning and are discussed below.

The applicant has provided a timeline (including photographic evidence) illustrating the development of the front elevation since the 1860s. The categorisation of the building as a “locally non- designated heritage assets” provides some heritage interest but no statutory protection from development. The conservation officer does not consider the proposed alterations to the front elevation to warrant resistance on conservation grounds. The proposed re-rendering of the front elevation with brick pilasters reverts the appearance of the building back to its original pre-1960s features. The scale and mass of the building will be unaffected by the exterior changes and maintain the imposing scale of the building which is the primarily focus of the building.

The original proposal to change the use of the B1 premises to a B1/A1/A3 unit has been changed to a proposal to change the unit from B1 to flexible B1/A1 use. A1 units are encouraged and protected in Camden by policy DP12 and CS5 of the Development plan policies and the Core Strategy. The viability of a retail premises is outside of direct planning control and the flexible use would allow the unit to return to the current B1 use for up to a period of 10 years, reducing the likelihood of the unit being vacant.

The concerns regarding the internal layout changes are not controlled via planning legislation. The concerns regarding the security aspect would be a concern primarily for the building management agent. However the design and access statement states that the residents would have a separate entrance and sole access to the smaller lift but also access to the main lift to access their cycles on the lower ground floor. Discussions with the applicant have provided further information regarding the internal lift arrangements and bike access which are considered satisfactory.

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Site Description

The application site is a 7 storey building situated close to the intersection of Kentish Town Road and Royal College Street, fronting both of those roads. The building was originally two separate buildings that have been combined to form a wedge shape. The building is classified as a Non-designated Heritage asset and borders the Jeffrey's Street Conservation area. Planning permission was granted in 2004 for the approved of residential development on the fifth and sixth floors. The ground, first, second, third and fourth floors are used for B1 office use. The site is located outside the Kentish Town centre core and secondary retail frontage.

Relevant History

2014/2768/P - Alterations to the fenestration at the front elevation level for the relocation of existing entrance door and the installation of new windows at ground floor level and installation of brick slip band to divide the existing full length windows the 1st and 2nd, Withdrawn Decision (April 2014)

2004/5123/P - The change of use of the fifth and sixth floors from office accommodation (class B1) to 14 self-contained units comprising six one-bedroom units and eight two-bedroom units, Granted (March 2005)

2004/1022/P - The change of use of the fifth and sixth floors from offices (class B1) to residential use comprising 13 self-contained units. , Refused (June 2004), Dismissed on appeal (July 2005),

PEX0101029 - Change of use of part of the ground floor facing Kentish Town Road from office space (Class B1) to a sandwich bar for sale of cold food (Class A1), as shown by drawing numbers 366(P)002G, 366(P)020, 366(P)201C & 366(P)203, Granted (Match, 2001)

PEX0000820 - Conversion and refurbishment of existing building for office use (Class B1) including the erection of a roof extension. As shown on drawing numbers L734/22A2, 23W, 24R, 25M, 26A, 501N, 502P, 503N, 504N, 505N, 506P, 507O, 508V, Granted (August 2001)

P9602611R1 - Change of use of first floor from (B1) office use to retail (A1). As shown on drawing Nos 910269/12A, /30D, /31B, /32A and /35A, Refused, (March 1997)

PE9606058 - Change of use of part basement floor area from class A1 (retail) to class A3 (cafe) As shown on Drawing No 910269/53A/36A, Granted, (January 1997)

P9600632R1 - Change of use of the ground and basement floors from warehouse use to retail use. As shown on Drawing Numbers 910269/30B, 31B, 35 and 36, Granted, (June 1996)

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS7 (Promoting Camden's centres and shops)

CS14 (Promoting high quality places and conserving our heritage)

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

DP13 (Employment sites and premises)

DP18 (Walking, cycling and public transport)

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP30 (Shopfronts)

Camden Planning Guidance 2011/2013

CPG1 Design (2015)
CPG 5 Town Centres, Retail & Employment (2013)
CPG6 Amenity (2011)
CPG7 Transport (2011)

Assessment

1. Proposal:

1.1. Planning permission is sought to make external alterations to the front elevation, change of use of part of the ground floor from Class B1 to flexible B1/A1 uses and associated external elevations at ground floor level. Internal ground floor layout changes would increase the provision of cycle storage and improve access to the ground floor lifts.

1.2. The site has an extensive planning history including a number of applications permitting change of use, including granting change of use to A1 and A3.

2. Design:

2.1 The external alterations would remove the existing cement render (incorrectly described in the local list as Limestone), arch headed window openings and brick spandrels. The existing vertical hollow pilaster elements are constructed over the original brick work and are described as being in a poor state of repair (pictures provided as proof). The proposed alterations would remove the render and mesh frame forming the existing vertical hollow pilaster elements. The original brickwork would then be rendered and the cornices on the first and fifth floors would be recast. The existing curtain walling would be retained, the spandrel panels over clad with precast GRC cream/white panels with a sandblasted finish. Each panel would have a recessed arch profile to the lower edge.

2.2 The categorisation of the building as a non-designated heritage asset results in greater scrutiny when considering exterior changes. The primary value of the building is the imposing nature and scale upon the street scene, described as... "a Monumental late 19th century warehouse in limestone with 7 bays of full height metal framed windows flanked by giant order applied pilasters supporting a cornice with an attic storey and later roof extension above".

2.3 The design and access statement provides a timeline including pictures illustrating the history of the building appearance. It is clear that the building has undergone exterior changes throughout its history and development. The alterations to the exterior would not damage the imposing nature of the building and the revised appearance would appear more in keeping with a warehouse appearance.

2.4 The proposed exterior changes would change the exterior of the building back to the appearance of the building circa 1903 as per the pictures provided in the Design and Access statement. Consultation with the conservation officer has concluded that the existing appearance and the proposed changes would not represent a negative impact upon the character of the building and its status as a non-designated heritage asset.

2.5 The ground floor exterior would be reorganised with new entrances and signage (subject to an advertising consent application). The re-organisation of the entrances is not considered to be

detrimental to the character of the property.

3. Impact of A1/B1 flexible use Class:

3.1 The initial planning application submitted included an A3 option as part of the flexible use for the ground floor. This option has been removed reducing potential amenity concerns to the local residents and encouraging the use of the unit for A1 retail purposes.

3.2 The site is located outside the Kentish Town centre core and secondary shopping frontage areas and therefore not subject to the sequential test outlined in Appendix 3 of guidance in CPG5. The sequential test aims to protect retail A1 units in Camden town and neighbourhood centre. Camden seeks to encourage A1 retail uses within the borough especially in traditional high streets to maintain a mix of uses as stated in Core Strategy policy CS7.

3.3 The loss of 153sqm of B1 office space to flexible A1/B1 use would not result in the loss of employment premises therefore not requiring any viability marketing submission as stated in DP13. The flexible use of the ground floor provides greater future viability.

3.4 The nature of the proposed flexible use does not result in the B1 use being completely lost to the site. Camden as a whole is forecast to have sufficient B1 office space for its future need and the potential loss of a modest amount of B1 floor space is not considered to be against planning policy DP13. The fact the B1 use could continue is a key theme in its accordance with policy DP13.

3.5 On balance the loss of the modest floor space at ground floor level would not prohibit the viability of the B1 office floor space on the first, second, third and fourth floors. The ground floor space under consideration is currently vacant and the conversion to an A1 retail unit would provide an active street frontage and arguably add vitality to the street at ground floor level. Therefore the change to a flexible A1/B1 use would be considered acceptable.

4. Neighbouring Amenity:

4.1 The alterations to the front elevation proposed (described in the design section above) would not harm the neighbouring amenity.

4.2 The proposed change of use of the ground floor from B1 to flexible A1/B1 is not considered to detrimentally impact the surrounding amenity or the residents on the fifth and sixth floors of the building. The opening hours of the proposed A1 unit would be conditioned to prevent detrimental impacts to the wider area and were the B1 retained there would be no discernible change in the existing conditions to the location.

5. Cycle Storage & Layout

5.1 The internal layout of the building would be ramped providing disabled access to the internal lifts. An additional 21 bicycles for office tenant use would be provided in an accessible location and safe location in accordance with policy DP17.

Recommendation: Grant Planning Permission