

Our ref: J0023 – Bangor Wharf, Georgiana Street  
Your ref: Bangor Wharf Site (2015/6335/PRE)

Development Management  
Planning Solutions Team  
Culture & Environment Directorate  
London Borough Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
London  
N1C 4AG

24<sup>th</sup> February 2016

Dear Sir/Madam,

**Application for Full Planning Permission & Conservation Area Consent involving Demolition and Redevelopment of the Bangor Wharf Site, Georgiana Street, NW1 0QS (Planning Portal Reference; PP-04813013)**

### Introduction

Spenthorpe hereby submit on behalf of the Applicant; One Housing Group an application for Full Planning Permission and Conservation Area Consent in respect of the demolition and redevelopment of the Bangor Wharf Site, London Borough of Camden (hereafter referred to as 'the site'). The description of development is as follows;

*"Redevelopment of site to create a residential-led mixed-use development comprising 46 residential units (Use Class C3) (18 x 1 bed, 19 x 2 bed and 9 x 3 bed), new office floorspace (Use Class B1a) (686 sq.m) with associated works to highways and landscaping following demolition of existing buildings".*

### Background

The application site consists of a corner plot between the junction of Georgiana Street and the Regents Canal, located within the Regents Canal Conservation Area. The site measures 0.18 hectares and comprises single and two storey office and storage buildings (Use class B1a and B8), a yard and vehicle parking. Previously the site was used by EDF Energy as a depot for the storage of materials with ancillary offices. However, it is understood they vacated the premises during October 2015 due to the poor standard of accommodation and the fact the site no longer met their operational requirements.

The buildings on site are of poor appearance and generally of lower density than those in the surrounding area. This is recognised through the Regents Canal Conservation Area Statement which explains, *'the current use, with its associated buildings and boundary treatment, detract from the character of the conservation area'*. Accordingly, it is identified, *'as a site with opportunities for enhancement'* and within the Council's Site Allocations DPD (Page 35), *'as providing an opportunity for intensification through redevelopment to provide a residential-led mixed-use development'*.

The application proposal responds positively to the opportunities identified by the Council through the removal of the existing buildings and replacement with a high quality scheme that enhances the character and appearance of the area whilst at the same intensifying an under utilised site to deliver much needed housing, including affordable and replacement employment floorspace.

In developing the scheme, pre-application discussions have been held over a period of 12 months with Officers of the Council, including representatives from Planning, Highways, Housing, Design and Conservation. Extensive consultation has also been undertaken with local politicians and residents through a range of means including exhibition events, meetings and written correspondence. The application proposal has therefore been subject to, and reflects, extensive consultation undertaken with the community. Further information regarding the consultation exercise undertaken pursuant to the proposal is set out within the submitted Statement of Community Involvement.

### **Supporting Application Material**

The submission format meets the requirements agreed with Officers during pre-application discussions and comprises an electronic submission by way of the planning portal and 1 no. hardcopy of the following documents;

- Applications forms, including completed Ownership and Article 12 Agricultural Holdings Certificates;
- The requisite application fee of £21,560;
- Site location plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North;
- CIL forms;
- Planning Application Drawings, prepared by TM Architects.
- Design and Access Statement, prepared by TM Architects;
- Heritage and Townscape Appraisal, prepared by Kevin Murphy Associates;
- Transport Statement and Travel, prepared by Vectos;
- Daylight & Sunlight Assessment, prepared by CHP Surveyors;
- Preliminary Ecological Assessment, prepared by Wardell Armstrong;

- Arboricultural Implications Assessment, prepared by Broad Oak Tree Consultants;
- Statement of Community Involvement, prepared by Curtin & Co;
- Flood Risk Assessment & Sustainable Drainage Strategy, prepared by Conisbee;
- Environmental Noise & Vibration Assessment Planning Report, prepared by Sharpes Redmore;
- Verified Views, prepared by Soluis;
- Ground Investigation report incorporating Land Contamination Report, prepared by GEA;
- Affordable Housing Statement, prepared by GL Hearn;
- Air Quality Assessment, prepared by Mayer Brown;
- Energy & Sustainability Assessment, Couch Perry Wilkes.
- Planning Statement, prepared by Spenthorpe Ltd; and
- Viability Assessment, prepared by BNP Paribas.

## Conclusion

In conclusion, the application proposal provides an important opportunity to secure improvements to the character and appearance of the site and Regents Canal Conservation Area through the removal of the existing buildings and replacement with a high-quality scheme. The intensification of this under utilised site facilitates the delivery of much needed housing, including affordable housing and new and improved employment floorspace along with the provision of public open space that facilitate access to a previously restricted part of the Borough.

We trust that the enclosed material is suitable for the purposes of validating the application submission. However should you have any queries please do not hesitate to contact me.

Yours sincerely

**Chris Pittock**  
Planning Director Spenthorpe



[Chris.pittock@spenthorpe.co.uk](mailto:Chris.pittock@spenthorpe.co.uk)