

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING AND COMPULSORY PURCHASE ACT 2004

HERITAGE STATEMENT

ON BEHALF OF HARRY MOTORS

**APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION
OF A FIVE STOREY BUILDING WITH FOUR FLOORS OF OFFICE
SPACE (WITHIN CLASS B1) WITH CYCLE PARKING AND REFUSE
STORAGE AND EXISTING PARKING RETAINED FOR ADJACENT
GARAGE**

145-147 CAMDEN ROAD, LONDON, NW1 9HA

1. Site Location

Rackham Planning Ltd is instructed by Harry Motors to submit a Heritage Statement in support of an application for “planning permission for the erection of a five storey office block with associated cycle parking and refuse storage” at 145-146 Camden Road, London, NW1 9HA.

The site is not located within a Conservation Area and there are no Listed Buildings within the curtilage of the development boundary. The nearest Listed Building is the Grade II listed Number 123 and 125 Camden Road and their attached railings.

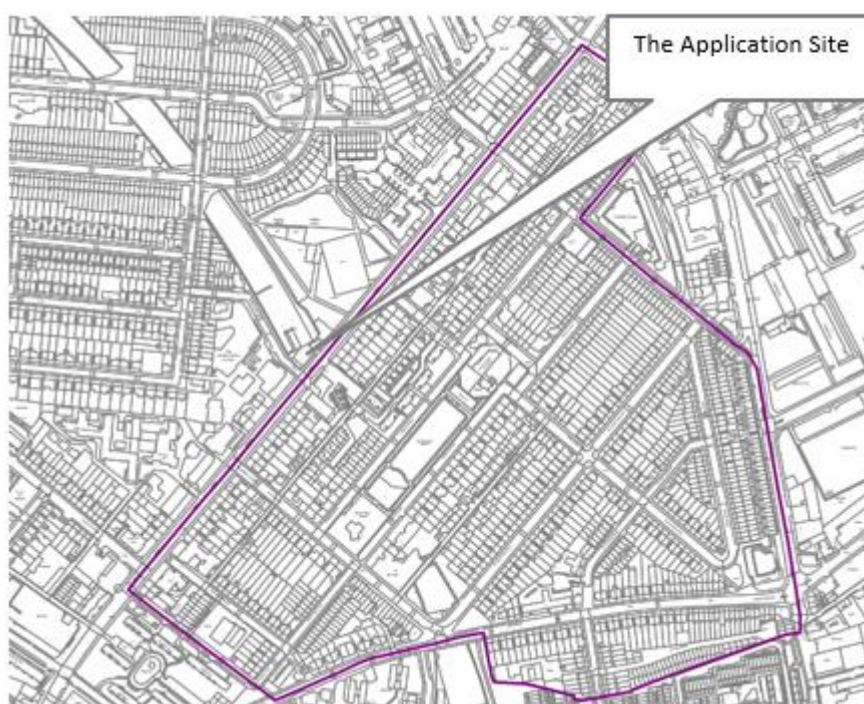


Figure 1: Camden Square Conservation Area Boundary

However as figure 1 above shows, the Camden Square Conservation Area Boundary is located to the south east of the application site. To ensure that the appropriate assessment is made of the impact of the proposal on the significance of this Heritage Asset, a Heritage Statement has been prepared in support of the application.

2. The Proposal and Planning History

The application is for the erection of a five storey building with four floors of office (within Class B1 of the Use Classes Order As Amended) with associated cycle parking and refuse storage.

The proposal makes more efficient use of the application site by reusing this car park to provide 936 sqm of office space. This will provide valuable employment space for the Borough of Camden.

An application was previously submitted (ref: 2011/5226/P) for a five storey building to provide nine self-contained residential units. One of the reasons for refusal related to the fact that the proposed development, by reason of its detailed design and materials, would be detrimental to the streetscape along Camden Road and the character and appearance of the neighbouring Camden Square Conservation Area.

The revised scheme is wholly different to this scheme in terms of its proposed materials, design and use. The new design is cutting edge and incorporates a green wall, sedum roof, large elements of glazing, PV panels on the roof and other design features which enhance the appearance of the area. The proposed use is office (Class B1), rather than residential (Class C3), which significantly reduces any impact upon neighbouring amenity and overlooking.

3. Policy Context

National Planning Policy Framework ('the Framework')

The Framework was published in March 2012 and sets out Government policy objectives for the planning system. The NPPF reaffirms the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 where applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

Section 12 considers the impact on Listed Buildings (LB) and other 'heritage assets'. The site is located outside, but adjacent to Camden Square Conservation Area which is centred on the Camden Square Area.

Paragraph 131 of the NPPF confirms the "*desirability of sustaining and enhancing the significance of the heritage asset*". It is considered that by enhancing the appearance of the site by providing a well-designed building constructed of high quality materials, the significance of the Conservation Area as a heritage asset will not be harmed.

Listed Buildings and Conservation Areas are known as Heritage Assets. **Paragraph 132** of the NPPF confirms that great weight should be given to the asset's conservation and "*the more important the asset, the greater the weight should be*" and "*significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*"

Paragraph 133 relates to cases where there is substantial harm or total loss of the heritage asset (which is clearly not relevant) and **paragraph 134** to cases where there is less than substantial harm. In the case of the latter, "*this harm should be weighed against the public benefits of the proposal*".

The proposed development is considered to have less than substantial harm to the neighbouring Conservation Area given the distance from the CA; the fact that Camden Road

separates it from the application site; and one of the main features of the CA (namely Camden Square and the gardens) is not visible from or located near to the site.

The benefit of providing new Class B1 office space and the policy support for this is considered to outweigh the harm to the CA, if any can be identified.

On the basis that the proposal will improve the appearance of the site currently used as a car park and provide natural surveillance for the adjacent Canteloves Gardens, which will enhance views of the edge of the CA on Camden Road, the proposal is actually considered to enhance the character and appearance of the CA and the character, appearance, setting and significance of this Heritage Asset.

4. Summary and Conclusions

Given the absence of any harm to the setting of the Camden Square Conservation Area or nearby listed buildings as Heritage Assets, the proposed development is in accordance with national policy.