

Planning Statement

53-55 Chalton Street & 60 & 70 Churchway

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by Spenthorpe and is submitted in support of a Full Planning Application advanced on behalf of RangePAY Ltd ('the applicant') in respect of the redevelopment of 53-55 Charlton Street and 60 Churchway, London Borough Camden (hereafter referred to as 'Site A') and 70 Churchway, London Borough Camden (hereafter referred to as 'Site B').

1.2 It should be noted that the proposed redevelopment of Site A for hotel and retail use (s) involves the removal of 3 no. existing residential properties. In this regard the 3 no. residential units will be re-provided as part of the proposed development of Site B and it is for this reason that the respective applications are 'linked'.

1.3 The proposed development in respect of Site A is described as follows:

'Demolition of existing building (use class C3 and A1) and redevelopment to provide a 5 storey hotel (use Class C1) accommodating 56 no. bedrooms and ancillary accommodation.'

1.4 The proposed development in respect of Site B is described as follows;

'Demolition of the existing building (Use classes sui generis and C3) to provide a 4 storey building providing for 4 no. residential units (3 x 2 no. bed and 1 x 1 bed units) (Use Class C3) TBC.'

1.5 Collectively the proposals represent an opportunity to deliver a new hotel at the site, which will support the tourism function, and employment opportunities, within the Borough as well as improve the appearance of the site and immediately surrounding area with a high quality replacement building. In re-providing the existing residential accommodation at Site B so a further opportunity presents itself insofar as new and improved residential accommodation is delivered through the optimisation of this site.

Supporting Information

1.6 This Planning Statement should be read in conjunction with the following supporting documentation:

- Design & Access Statement
- Energy Statement
- Transport Statement
- Daylighting Report
- Service Management Plan
- Statement of Community Engagement; and
- Secure by Design for Hotel

- 1.7 The application is also supported by drawings prepared by Divine Ideas Architects, a schedule of which is provided within the submitted covering letter.
- 1.8 The above list of submission documentation has been agreed in writing with London Borough Camden as part of the pre- application process.

Structure of Statement

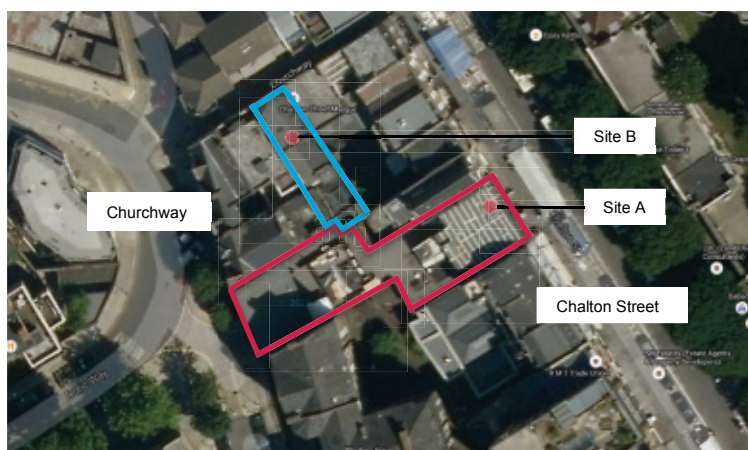
- 1.9 The purpose of this Statement is to describe the key characteristics of the application site, the surrounding area and the proposed development and based on this assess the principle issues arising from the proposal in light of relevant planning policy and relevant material considerations. This Statement is structured as follows:
- Section 2 – Site and Surrounding Area - describes the site characteristics and the surrounding area.
 - Section 3 – Planning History - identifies the planning history relevant to the site and its proposed future redevelopment.
 - Section 4 – Pre-Application Consultation - outlines the extensive consultation undertaken and the feedback received;
 - Section 5 – Proposed Development - provides a summary of the constituent parts of the application proposal.
 - Section 6 – Compliance with Planning Policy - considers the application proposal in the context of relevant adopted planning policy and material considerations; and
 - Section 7 – Summary and Conclusion - summarises the impact and benefits resulting from the application proposal.

2 SITE & SURROUNDING AREA

2.1 The supporting Design and Access Statement prepared by Divine Ideas Architects provides a full assessment of the site and surrounding area in the context of the application proposal. Accordingly, the following section provides a summary of the key characteristics of the site and surrounding built environment.

Site A – 53-55 Chalton Street & 60 Churchway

2.2 Site A measures 0.0482 hectares and is located within Somers Town which is situated to the north of Central London, London Borough Camden. The site is irregular in shape and fronts Chalton Street and Churchway. As the site fronts Chalton Street it comprises a 3 storey building which forms part of a wider terrace of buildings fronting the road. At the ground floor is the Nisa convenience store with 2 x 2 bed apartments above. The convenience store extends through to the rear of the site as it fronts Churchway. Directly above the convenience store fronting Churchway is 1 no. 3 bed apartment. In total the site currently accommodates 2 x 3 bed apartments (fronting Chalton Street) and 1 x 2 bed apartment (fronting Churchway) along with 482 sq m. of retail floorspace (Use Class A1).



Site B – 70 Churchway

2.3 Site B measures 0.0111 Hectares and adjoins part of the northern boundary of Site A. The site is regular in shape and occupied by a 2 storey building which forms part of a smaller terrace of properties fronting Churchway as it returns north-east. The building itself is understood to have previously used as a 'fish processing works' (sui generis), albeit this use ceased some time ago and so this part of the building is vacant. At the first floor level the building provides 1 no. residential unit.

Surrounding Area

2.4 Site A accommodates a part 3 and part 2 storey building and Site B a two storey building which as described above both form part of a wider terrace of properties. As such the site's northern and southern boundaries adjoin the side elevations of those properties fronting Chalton Street and Churchway, respectively. The building to the south is a 3.5 storey building which appears to be

wholly in residential use. To the north is a 4 storey Victorian property which comprises retail at ground floor and what is understood to be residential above. To the east of the site is Chalton Street and beyond this a part 5, part 6 storey residential estate known as 'Levita House'. To the west of the site is Churchway which provides vehicular access to the rear of the ground floor retail unit.

2.5 The age of buildings within the locale ranges from older Victorian and inter-war units to later and often larger modern office buildings. Building heights range from 3 to 6 storeys within the immediate locale with appreciable height (up to 14 storeys) visible within the wider area and closer to Euston.



Map illustrating location of the application site in the context of wider area

2.6 Within 0.5 miles radius of the site is London Kings Cross to the east, St Pancras Station to the north and Euston Station to the west. The site therefore benefits from excellent accessibility to public transport which is reflected in its Public Transport Accessibility Level of 6.

2.7 The accompanying Transport Statement explains that the site has good access by all main modes of transport to major routes, major London attractions and local services and facilities such as schools, health care and shops.

3 PLANNING HISTORY

3.1 The following table summarises the planning history relevant to 53-55 Chalton Street (Part of Site A) and 70 Churchway (Site B). It should be noted that a review of the Council's on line planning register has not identified any individual applications in respect 60 Churchway.

Table 1: Recent Planning History

Date	Ref Number	Description	Decision
53-55 CHALTON STREET NW1 1HY			
02/01/2014	2013/8173/A	Retention of 2no. illuminated fascia signs.	Granted
04/07/2008	2008/2922/A	Continued display of internally illuminated signage above Automated Telling Machine.	Granted
04/07/2008	2007/5986/P	Retention of ATM (Automated Teller Machine) in shopfront.	Granted
10/09/1997	PS9704674R1	Installation of new shopfront and retractable canopy, as shown in drawing no CDC142 B.	Grant Full Planning Permission
21/07/1997	PS9704674	Installation of new shopfront. (Plans submitted)	Withdrawn Application- revision received
23/09/1987	8703565	Works of alteration and change of use from retail to form a new one bedroom self-contained flat at the rear first floor level and a new additional rear access at ground level in connection with the creation of a new retail unit on part ground and basement level as shown on drawings 01-04 inclusive.	Grant Full or Outline Perm. with Condit.
53-55 CHALTON STREET AND 60 CHURCHWAY NW1			
19/05/1988	8800235	Works of demolition and alteration comprising the replacement of the first and second floors on the Chalton Street frontage and the addition of three floors including a mansard to form in total 10 self contained one bedroom flats and the replacement of the first floor on the Churchway frontage and the addition of three floors including a mansard to provide in total eight self-contained two bedroom flats together with the change of use of the basement from storage ancillary to retail to use for residential car parking (11 spaces) as shown on drawings 149/1-9 and revised by letter dated 18th August 1988. Appeal received against refusal of permission.	Refuse Full Appeal Allowed
70 CHURCHWAY LONDON NW1 1LT			
11/04/2014	2014/2245/P	Erection of 4 storey building with basement to provide 5 self-contained flats (3 x 2, 2 x 1 bed) (following the demolition of building).	Withdrawn Decision
19/02/2004	2004/0615/P	The redevelopment of the site to provide a 3 storey building to be used as two self-contained residential units (Class C3).	Granted subject to S106
24/10/2002	PSX0205101	The demolition of the existing residential and industrial (former fish processing works) floorspace and the redevelopment of the site by the erection of part 3 storeys (front) and part 2 storeys (rear) building to provide a provide 4x1 self contained dwelling units.	Refused
14/03/2001	PSX0005341	The change of use of the ground and first floor from a fish factory (Class B2) to a Bengali Community Centre on the ground floor and a self contained flat on the upper floor, as shown by drawing numbers 730/1sk Rev.A, SK/730/2, letter dated 17th December 2000 and 13th March 2001.	Granted

4 PRE-APPLICATION CONSULTATION

- 4.1 The applicant has carried out pre-application consultation with the Local Planning Authority which has informed the application proposal subject of this Statement. A meeting was held with representatives of LB Camden 20th September 2011. The scheme presented at this meeting and the feedback received is summarised as follows;

Pre-Application Scheme

- 4.2 The scheme presented at the meeting with Officers involved demolition of the existing building and redevelopment to provide a 5 storey building incorporating a 63 room hotel and 72m² retail floor space to Chalton Street and Churchway.

Pre-Application Scheme Feedback

- 4.3 Formal feedback was provided by Officer by way of a letter dated 15th May 2014. The following advice was provided in respect of individual aspects of the scheme;

Land Use (s)

- 4.4 It was advised that the loss of existing permanent residential accommodation on site was contrary to relevant planning policy, despite 'in principle' support for hotel development given the site's location with the designated '*Central London Area*'. It was however advised that utilising an adjacent site (70 Churchway) which was also within the ownership of the applicant as a means to provide replacement residential floor space would mitigate the loss of residential use at the former site.

Amenity

- 4.5 It was confirmed that the proposal would need to be assessed with regard to loss of light, privacy and overlooking to neighbouring premises. Accordingly, it was advised that a daylight/sunlight assessment should be submitted as part of any planning application forthcoming.

Height & Design

- 4.6 In terms of height and the surrounding built environment it was advised that 1 further storey would be the maximum allowed on the frontage to Chalton Street i.e. 4 storeys in total. With respect to the Churchway elevation it was recommended that an additional 2 storeys could be acceptable, thereby taking the permissible height at this part of the site up to 4 storeys.
- 4.7 The proposed contemporary appearance of the replacement building and palette of materials adopted was considered to be acceptable.

Parking

- 4.8 Given the site's highly accessible location the provision of zero car parking was welcomed by officers. In terms of cycle parking it was advised that provision should be made in accordance with Policy DP27 and Appendix 2 of the Development Plan.

5 THE PROPOSED DEVELOPMENT

- 5.1 The planning application proposal subject to this statement is for the redevelopment of Site A to provide a 56 no. bed hotel incorporating ancillary accommodation and Site B for redevelopment to provide 4 no. residential units.
- 5.2 The application proposal is fully described within the accompanying Design & Access Statement with the constituent parts of the scheme dealt with by respective reports. The following section therefore summarises the proposal insofar as the application of relevant planning policy is concerned. In the first instance the proposal for Site A is discussed and the Site B proposal follows thereafter.

Site A

Design

- 5.3 The key design principle adopted in respect of the appearance of the replacement building was to reinstate the architectural form to both Chalton Street and Churchway frontages in terms providing continuity in the building elevations. Similarly, the proposed heights have been established having regard to the adjacent buildings with the Chalton Street frontage 'mirroring' the adjacent building to the north with a 5 storey element and then stepping down to 4 storeys to more closely reflect the height of the building to the south. This approach is followed at the Churchway frontage, albeit the building reduces to 3 storeys in height to reflect the adjacent building.

Ground Floor

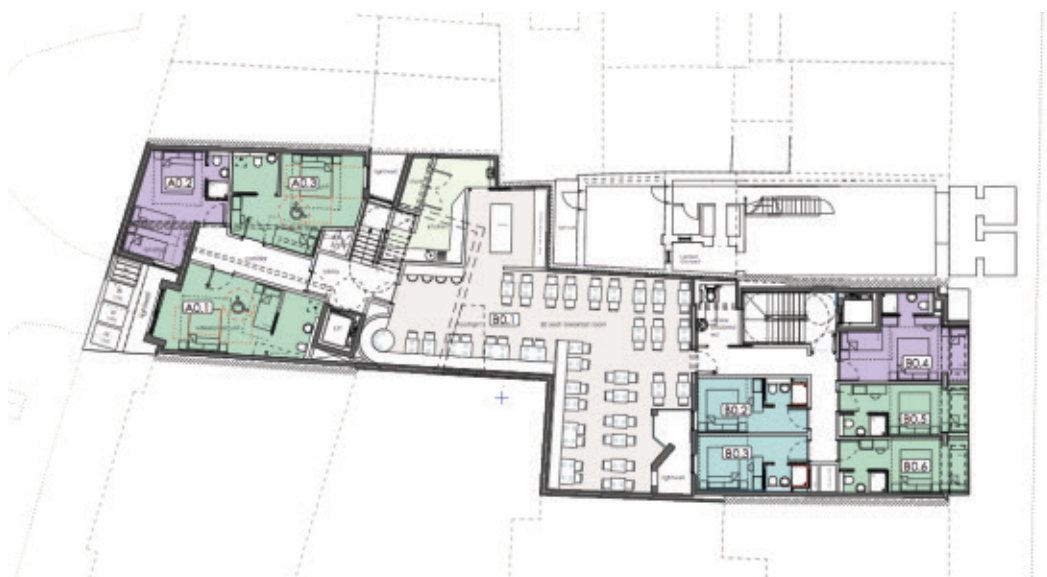
- 5.4 The proposed ground floor provides the Hotel lobby area comprising office, toilets, stairwell and lift. Directly from the lobby area is a corridor providing access to the remainder of the ground floor which includes 9 hotel rooms and further stairwell and lift. These rooms extend through the building to the Churchway frontage which has been utilised as a servicing point for deliveries.



Proposed Ground Floor Plan

Basement

5.5 The basement is accessed via 2 no. stairwells and lifts located to the east and west of the site which provide access to a further 8 no. hotel rooms. In addition provision is made for an 80 seat breakfast room which is located to the centre of the building. Directly beneath the servicing area at the ground floor level is an area dedicated for refuse.



Proposed Basement Plan

First, Second, Third and Fourth Floors

5.6 Above ground floor level the building divides into two parts, fronting Churchway and Chalton Street, respectively with a void between (at the centre of the site). Each part of the building is accessed by way of a stairwell and lift, which provides access to the remaining 39 hotel rooms.



Proposed First Floor Plan which is largely replicated at second, third and fourth floors

Accommodation

5.7 The proposal makes provision for a total of 1551 sq.m of hotel floor space (Use Class C1). The schedule of accommodation associated with the hotel is set out within the table below.

Hotel Room Type	Percentage Provision	Bedspace
Single - 10	18%	10
Double – 20	36%	40
Twin – 4	7%	8
Triple – 13	23%	39
Quad – 9	16%	36

Total - 56	100%	133
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Cycle Parking

- 5.8 6 cycle parking spaces have been allocated. 3 cycle spaces are allocated for the hotel staff and are located in the secure cycle store room on the ground floor near the reception. 3 Spaces for hotel guests are allocated on the pavement outside the building on the Churchway side and will form part of a proposal to upgrade the existing hard landscaping.

For the avoidance of doubt nil provision is made towards car parking in accordance with planning policy and feedback received from Officers.

Site B

Design

- 5.9 Following a similar theme to the proposal for Site A, one of the key design principles for Site B is to ensure that the elevational treatment reflects that of those adjoining properties and in this respect assists with the continuity in the wider context.

Residential Accommodation

- 5.10 A dedicated point of access is provided via Churchway which leads into an entrance lobby accommodates a bike store and refuse collection area. From the entrance lobby direct access is provided to unit 1 with a stairwell providing access to those units located at the first, second and third floors. Unit 1 is a 2 bedroom property measuring a total of 110.1 sq.m and is set out over basement and ground floor level. It has been designed as wheelchair adaptable with provision made for a lift.
- 5.11 At the first and second floors are units 2 and 3 which are 1 bedroom units measuring 60 sq.m, respectively. At the third floor is unit 4 which is a 1 bedroom unit that measures 50 sq.m

6 PLANNING POLICY AND COMPLIANCE

The Development Plan

- 6.1 The following section identifies the planning policy context relevant to Site's A and B and its proposed redevelopment for hotel and retail uses. Consideration is then given to the key planning policy issues in the context of the application proposal.
- 6.2 The starting point of the decision making process is Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which, *"requires planning applications to be determined in accordance with policies contained within the Statutory Development Plan unless material considerations indicate otherwise."*
- 6.3 The Development Plan for London Borough of Camden comprises the following documents:
- The London Plan (March 2015) consolidated with Alterations since 2011
 - Camden Core Strategy 2010-2025 (adopted 8th November 2010)
 - Camden Development Policies 2010-2025 (adopted 8th November 2010)
 - Camden Planning Guidance (CPG1 – Design, CPG 3 – Sustainability, CPG 4 – Amenity, CPG 7 Transport and CPG 8 – Planning Obligations (Adopted 4th September 2013, 7th September 2011 and 6th April 2011); and
 - Camden Site Allocations Development Plan (Adopted 9th September 2013).
- 6.4 In addition to the above policy documents the National Planning Policy Framework represents a material consideration in the determination of the planning application.

Key Planning Issues

- 6.5 The following section provides a summary of the planning policy context relevant to the consideration of this application under the following headings:
- Land Use (s)
 - Quantum & Design
 - Transport, Parking and Servicing
 - Energy and Sustainability; and
 - Environmental Considerations (sunlight and daylight etc)

Site & Area Specific Planning Policy

- 6.6 The site is situated within the designated Chalton Street Neighbourhood Centre and falls within the Blackheath Point to St Paul's Cathedral – Right Lateral Assessment Area. The pre-application feedback dated 15th May 2014 also confirms the site is located within the wider Central London Area.

Land Uses

- 6.7 Site A, the proposed 56 bed hotel, Policy DP 14 – Tourism Development and Visitor Accommodation requires hotels to be situated in the most appropriate locations, including the Central London Area and identified Growth Areas.
- 6.8 As identified through the pre-application feedback, the site (site A) is located within the Central London Area and is within close proximity to the Euston Growth area and so in land use terms its proposed use as a hotel is supported by relevant planning. The location of the site to Kings Cross and St Pancras Stations further demonstrates the site's appropriateness for visitor accommodation.
- 6.9 In order to facilitate the delivery of the hotel it is necessary to remove 3 no. residential units located at the site. In this regard Planning Policy DP2 seeks to minimise the loss of housing within the Borough by opposing development that would result in a net loss of residential accommodation.
- 6.10 To ensure in overall terms that no net loss of residential accommodation occurs through the proposed redevelopment of Site A, it is proposed that the adjacent Site at 70 Churchway (Site B) which is also under the same ownership as the Applicant is redeveloped for residential use to provide replacement accommodation.
- 6.11 Site B currently accommodates an ex fish processing works and 1 no. residential unit and it is proposed that the site is intensified through redevelopment to provide 4 no. residential units thereby re-providing the 3 no. units at Site A and 1 no unit that currently exists at Site B. Whilst this will result in the loss of the ex fish processing works, it is important to note that this facility has been vacant for some time and is not afforded any protection under the Development Plan. The acceptability of the loss of this use is reflected through the approval of application (s) PSX0205101 and PSX0005341 which both involved redevelopment of the site and by virtue of this removal of this facility – please see section 3 for further details.

Quantum & Design

- 6.12 The accompanying Design and Access Statement describes how the scheme has evolved through the pre-application process to comprise the application proposal. In this respect particular attention has been paid to the overall design rationale and by virtue of this the quantum of development proposed and how this has been informed by the surrounding built environment and relevant design guidance.
- 6.13 In terms of the policy context relating to the intensification of development sites there is support at the national and strategic levels which places a strong presumption in favour of proposals, particularly within sustainable locations such as the Central London Area, that capitalise on

opportunities to secure physical, economic and environment regenerative benefits. To this end Policy 2.13 of the London Plan encourages optimisation of residential and non-residential output and densities.

- 6.14 A further consideration in respect of the intensification of the site (s) is the issue of design, including associated issues of scale, bulk and massing in terms of the relationship to the surrounding built environment. Policy DP24 – Securing High Quality Design places a general presumption in favour of development proposals that achieve a high standard of design. In pursuance of this, particular regard is to be given (in the context of the proposal) to the character, setting, context and the form and scale of neighbouring buildings, the quality of materials to be used and the provision of visually interesting frontages at street level.
- 6.15 In terms of the height of the proposal it is the case that this has been established having paid careful consideration to not only the immediately adjacent buildings but the varying building heights present along the wider street frontage.
- 6.16 In terms of the Chalton Street frontage the overall variation in building heights can be categorised into 3 distinct hierarchical groups – a lower height of 4 storeys which is interspersed by heights of 5 and 6 storeys. Accordingly, the proposal matches the height of no. 57 Chalton Street (immediately north of the site) but steps down to relate more closely in scale to 51 Chalton Street (immediately to the south of the site).
- 6.17 With respect to the Churchway and following a similar theme to the approach adopted in respect of Chalton Street the proposed elevation seeks to create a transition between the adjacent 5 storey and 3 storey buildings.
- 6.18 In terms of the appearance of the two frontages of Site A, a simple yet modern approach has been employed which seeks to reflect the overall proportions and rhythm of the adjacent buildings and introduces a new palette of materials.
- 6.19 In terms of the 70 Churchway (site B) the height of the proposal, similarly to the approach to site A and has been established having paid careful consideration to not only the immediately adjacent buildings but the varying building heights present along the wider street frontage
- 6.20 The 70 Churchway proposal is 4 storeys high and includes a set back mansard roof. The elevations reflect a traditional pallet of materials and proportions.

Transport, Parking & Servicing

- 6.21 Appendix 1 of the Council's Development Policies document requires the submission of a Transport Statement for any proposal involving a hotel of 50+ rooms so that the impact of the development on the local highway network can be fully understood. Accordingly, the application is supported by a Transport Statement prepared by RJT Consulting which in the context of trip generation concludes that,

"In terms of trip generation the proposed hotel use will generate a lower number of trips compared to the existing/extant uses. It is considered that the overall number of car trips which may be generated by the proposed hotel will be very low compared to the existing/extant uses which will be beneficial to the local road network."

- 6.21 Policy DP18 describes the local authority's parking standards, which are set out at Appendix 2. It should be noted that the development proposals include for 3 on site cycle storage places within the hotel development for staff and 3 cycle spaces for hotel guests located on the Churchway frontage pavement. It is the intention to agree with the local highway authority the exact location for the 3 new pavement cycle stands

Energy and Sustainability

- 6.22 Relevant Planning policy (DP22) encourages development proposals that reduce carbon emissions and incorporate measures to promote sustainable development through the use of renewable energy technologies. In terms of the former, and in line with the London Plan, it is anticipated that non domestic developments of 500+ sq,m will achieve a 'very good' BREEAM rating.
- 6.23 The accompanying Energy & Sustainability Statement, prepared by NRG Consulting explains that the development has been designed to incorporate and address the requirements of relevant planning policy. To this end, the proposal achieves a 16.4% decrease in Co2 emissions of Part L 2013 regulations. Additionally, a mini CHP unit is being installed to achieve the required 35% reduction in CO2 emissions. Accordingly, the BREEAM pre-assessment indicates that the development will achieve the required 'very good' rating, in line with relevant planning policy.

Sunlight & Daylight Assessment

- 6.24 Policy DP26 sets out the Council's commitment to managing the impact of development on prospective occupiers and neighbours. In pursuance of this the Council will seek to ensure that

sunlight/daylight is maintained for existing occupants and is at an appropriate level for future occupants of the development.

- 6.25 The accompanying Daylight & Sunlight report prepared by NRG Consulting explains, in the context of planning policy DP26, that all of the properties that have been assessed would not experience a reduction in current daylight and sunlight levels following the proposed development.

7 CONCLUSION

- 7.1 The application proposal provides an opportunity to further improve the tourism offer of this part of the London Borough of Camden through the provision of a 56 room hotel along with ancillary accommodation. Additionally it will help create local employment opportunities as well as improve the appearance of the site and wider terrace by removing the existing poor quality building. The redevelopment of Site A specifically requires the removal of 3 residential units, but these are being re-provided as part of the proposed redevelopment of Site B (70 Churchway) which is immediately adjacent to Site A. Accordingly, no net loss of residential accommodation would result from this proposal in overall terms.
- 7.2 The accompanying Design and Access Statement describes the evolution of the scheme following careful and thorough discussion with stakeholders and establishes the key design principles governing the sites future redevelopment. The submitted technical reports describe the proposal in more detail and provide technical clarification where appropriate. In particular the transport, energy and daylight sunlight assessments demonstrate the scheme compliance with respect to these specific matters.
- 7.3 Having regard to the above, it is apparent that the application proposal strikes an appropriate balance between optimising non-residential outputs of the site whilst respecting the character of the surrounding built environment and safeguarding the amenity of existing and prospective occupiers. Accordingly, the proposal is in general conformity with the policies contained within National Guidance and the Development Plan and should be approved in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.