

# 3.0 Planning Context

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## 3.0 Planning Context

### 3.1 Planning Context

#### The Site

The 0.35 ha site is located to the West of Camden Town adjacent to the railway, to the south of Regents Canal. The site currently comprises of 6 no. single storey industrial units, which are in Class B1(c) and B8 Use.

A single vehicular and pedestrian access is located off Oval Road.

None of the existing buildings on site are listed. However, there are Grade II listed buildings nearby at the Piano Factory Building, Oval Road, no’s 24, 26 and 28 Oval Road and no’s 36 – 41 Gloucester Crescent.

There is no relevant planning history relating to the proposed use at the site.

#### Surrounding Area

The site is bound to the North, East and South by residential development and to the West by the West Coast Main Line.

In summary, the surrounding area is urban and predominantly residential, with a number of new residential developments recently completed or under construction.

The adjacent site as 35 oval Road was granted planning permission in 2009 for the construction of a part 4, part 5, part 6, part 7, part 8-storey building with basement to provide 1670 sqm of Class B1a office space and 76 residential flats. This site is now completed.

The site is not within a Conservation Area, however it is bounded by the primrose Hill Conservation and Regent Canal Conservation Areas which wrap around the site.

To the south east is Broomfield Street, which comprises of a rows of terraced housing dating from between the 1960s and 1980s. To the south west is Upper North Street.

#### Planning Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”

The statutory development plan for the site comprises the London Plan (2011, as amended) London Borough of Tower Hamlets Core Strategy (2010) and the LBTH Managing Development Document (MDD) (2013).

LBC are preparing a new Local Plan, which will eventually replace the current Core Strategy and Development Policies documents. The emerging Local Plan has recently been through Examination with adoption scheduled for Winter 2016. The plan is at an advanced stage and therefore a material consideration. Relevant emerging policies are considered in the assessment below.

Local Planning Authorities are required to review their plans to ensure consistency with the National Planning Policy Framework (NPPF). The NPPF advises that for the purpose of decision taking, policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF (para 2.11). Where there is inconsistency, the NPPF should prevail.

Site Designation and Relevant Planning Policies  
The site has no specific land use allocation or designation on the LBTH Proposals Map. There are no statutory or locally listed buildings on the site.

Having regard to the statutory development plan and the existing circumstances and context of the site, the planning policies below are considered relevant to this application.

#### Core Strategy 2010-2025:

- CS1 Distribution of Growth - focusing growth in most suitable locations; making efficient use of land.
- CS4 Areas of more limited change - development to respect the character of its surrounding and to bring benefit to these areas.
- CS5 Managing the impact of growth and

- development - e.g. consideration to meeting needs of population; providing sustainable buildings.
- CS6 Providing quality homes - aims to maximise supply of new housing and secure high quality affordable housing.
- CS8 Promoting a successful and inclusive Camden economy - safeguards employment sites that meets local needs.
- CS10 Supporting community facilities and services - supports retention of community facilities.
- CS11 Promoting sustainable and efficient travel - promotes the availability of sustainable transport including walking, cycling and public transport.
- CS13 Tackling climate change through promoting higher environmental standards - development to minimise the effects of, and adapt to, climate change and to meet the highest feasible environmental standards that are financially viable.
- CS14 Promoting high quality places and conserving our heritage - promotes high quality, attractive, safe and accessible development.
- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity - aims to protect and improve Camden’s parks and open spaces.
- CS17 ‘Safe design’ - encourages security and community safety measures in new developments.
- CS18 Dealing with our waste and encouraging recycling – ensures the inclusion of storage and collection of waste and recycling facilities.
- CS19 Delivering and monitoring the Core Strategy – the use of planning obligations to secure the necessary and related services and to mitigate the impact of development.

#### Camden Development Policies 2010-2025:

- DP2 Making full use of Camden’s capacity for housing
- DP3 Contributions to the supply of affordable housing
- DP5 Homes of different sizes
- DP6 Lifetime homes and wheelchair homes
- DP13 Employment sites and premises
- DP15 Community and leisure uses
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking

- DP19 Managing the impact of parking
- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden’s heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration
- DP29 Improving Access
- DP31 Provision of, and improvements to, public open space and outdoor sport and recreation facilities

#### London Plan

- Policy 3.3 Increasing Housing Supply
- Policy 3.4 Optimising Housing Potential
- Policy 3.5 Quality and Design of Housing Developments
- Policy 3.6 Children and Young People’s Play and Informal Recreation Facilities
- Policy 3.8 Housing Choice
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable Housing Thresholds
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.3 Sustainable Design and Construction
- Policy 5.7 Renewable Energy
- Policy 5.13 Sustainable Drainage
- Policy 6.3 Assessing Effects of Development on Transport Capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 Lifetime Neighbourhoods
- Policy 7.2 An Inclusive Environment
- Policy 7.3 Designing Out Crime
- Policy 7.4 Local Character
- Policy 7.6 Architecture
- Policy 7.14 Improving Air Quality

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3.3 Conservation Area and Listed Building Context

The site is bounded on all sides with Conservation Areas.

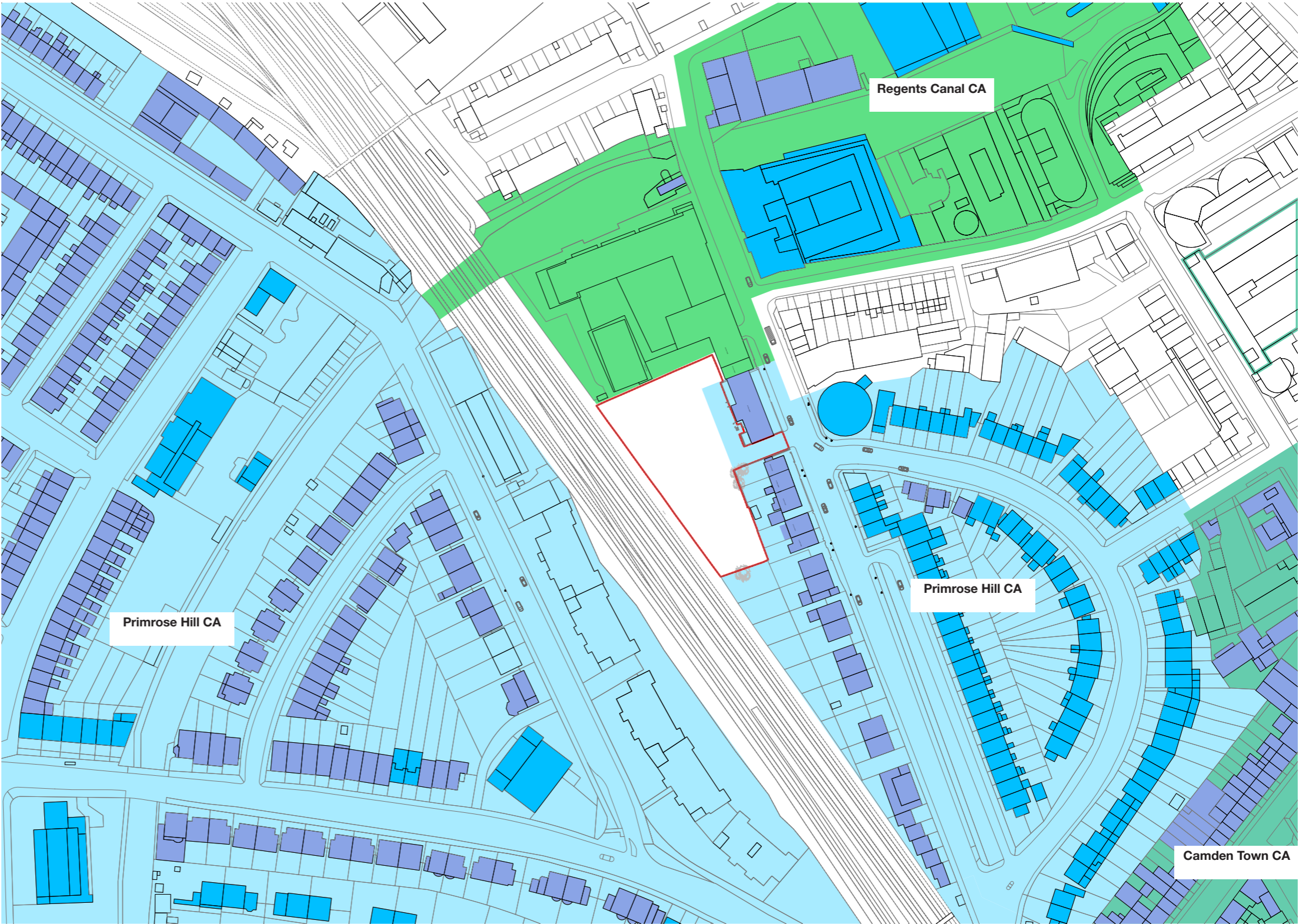
Primrose Hill Conservation area bounds the East and South perimeters of the site and across the railway to the West. The Regents Canal Conservation Area bounds the Northern perimeter of the site.

Other conservation areas in proximity of the site include the Camden Town Conservation Area to the South and East and Regents Park Conservation Area to the South.

Key:

Residential

Buildings which make a positive contribution to the Conservation Area.



Conservation Area map

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3.3 Conservation Area and Listed Building Context continued

The Regents Canal Conservation Area

The Regents Canal Conservation Area part of the Grand Union Canal was originally designated on 25th April 1974. The designation was extended to include the area to the North of the site, Jamestown Road and Gilbeys Yard within Sub area 01 on 20th March 1984.

*“The Regent’s Canal, part of the Grand Union Canal, winds its way through many London Boroughs before reaching the Thames, forming a corridor of unique character. It is an important feature of historic and visual interest in the townscape and following the decline of traditional canal-related commercial activities has been increasingly recognised as a valuable resource for water-based leisure activities, for its ecological value and its potential for transportation and informal recreation. It is the Council’s aim to conserve and enhance the existing character of the canal and to improve its potential for recreation, transportation and wildlife propagation. The ever changing vista, the variety and contrast of townscape elements and the informal relationship between buildings and canal contribute more than any other factors to the character of the canal. The sections of the canal vary considerably in the water level, width and direction and in the nature and use of adjacent buildings and landscape”.*

Extract from Conservation Area Statement – Regents Canal 11

Primrose Hill Conservation Area

The Primrose Hill Conservation Area was designated on 1st October 1971. The site is bounded by Area 4, Gloucester Crescent, to the East. Area 1, Regent’s Park Road South is situated to the West across the railway.

*“(The area) is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a Primary School and, because of the vicinity of Primrose Hill, is extremely well provided with open space”.*

Extract from designation report 1st October 1971



View South West along Gloucester Crescent Primrose Hill Conservation Area



View North along Gloucester Avenue Primrose Hill Conservation Area



View West Jamestown Road Regents Canal Conservation Area



View West towards Gilbeys and the Interchange building Regents Canal Conservation Area

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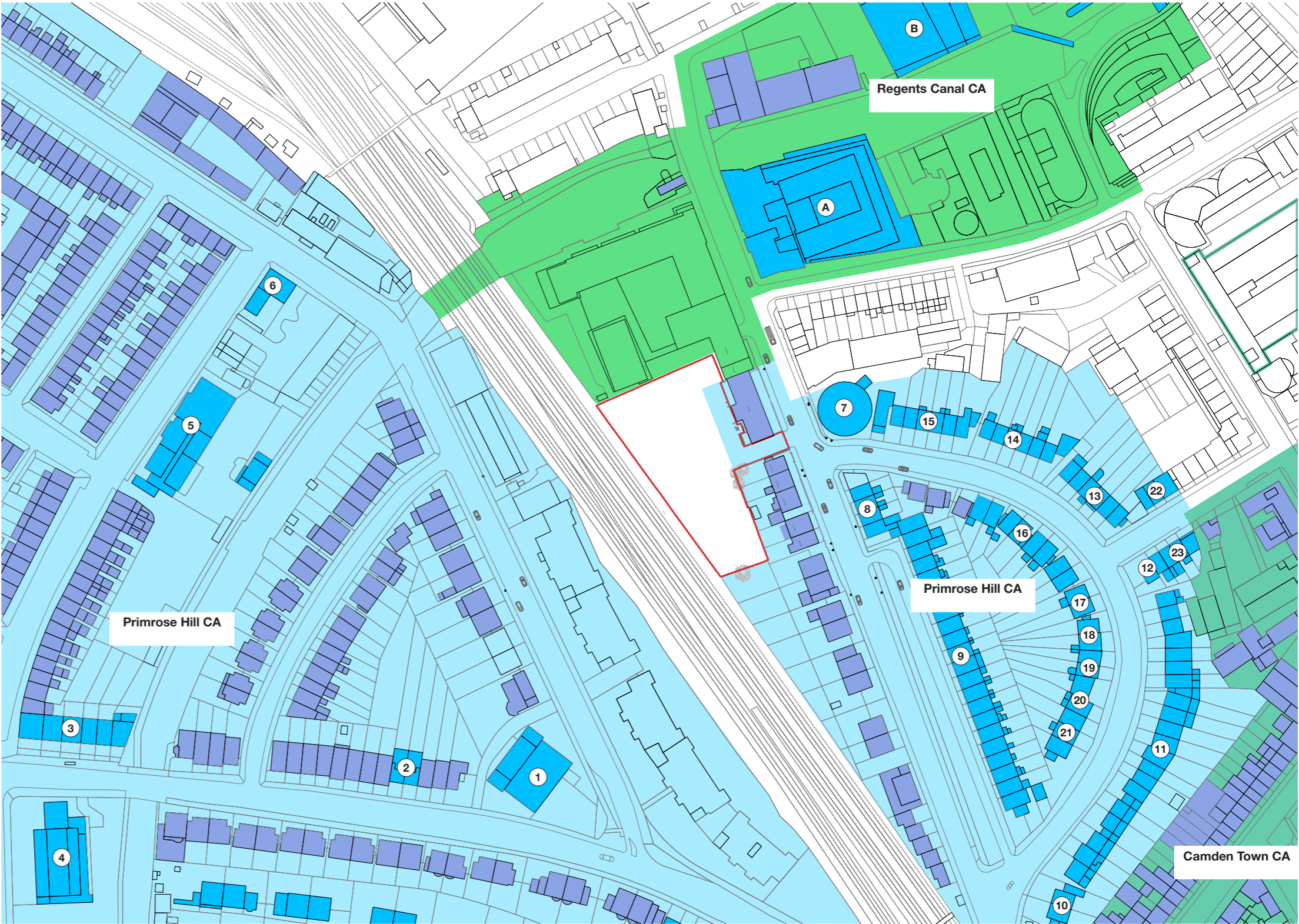
## 3.3 Conservation Area and Listed Building Context continued

### Statutory Listings Primrose Hill Conservation Area

- 01: Cecil Sharp House, Grade II (1130379)
- 02: 10 Regents Park Road, Grade II (1130375)
- 03: Vernon House, 5 St Marks Square Grade II (1035593)
- 04: Church of St Mark, Grade II\* (1183705)
- 05: Primrose Hill Infants School, Grade II (1139081)
- 06: The Engineer Public House, Grade II (1342071)
- 07: Piano Factory Building, Grade II (1113237)
- 08: Numbers 2-10 Oval Road, Grade II (1113235)
- 09: 1-22 Regents Park Terrace, Grade II (1330368)
- 10: 1-2 Gloucester Crescent, Grade II (1342075)
- 11: 3-22 Gloucester Crescent, Grade II (1342076)
- 12: 23 Gloucester Crescent, Grade II (1342077)
- 13: 24-29 Gloucester Crescent, Grade II (1342078)
- 14: 30-35 Gloucester Crescent, Grade II (1342079)
- 15: 36-41 Gloucester Crescent, Grade II (1342080)
- 16: 52-59 Gloucester Crescent, Grade II (1342081)
- 17: 60-61 Gloucester Crescent, Grade II (1078315)
- 18: 62-63 Gloucester Crescent, Grade II (1078316)
- 19: 64-65 Gloucester Crescent, Grade II (1078317)
- 20: 66-67 Gloucester Crescent, Grade II (1078319)
- 21: 68-70 Gloucester Crescent, Grade II (1078320)
- 22: 37-43 Inverness Street Grade II (1379145)
- 23: 40-44 Inverness Street Grade II (1379146)

### Statutory Listings Regents Canal Conservation Area

- A: 38-46 Jamestown Road, 24-28 Oval Road, Grade II (1113236)
- B: The Interchange on the North Side of Grand Union Canal Grade II (1113238)



Conservation Area map

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3.3 Conservation Area and Listed Building Context continued

Key Listed Buildings

Key buildings adjacent to, or in the vicinity of, the Site, include:

Piano Factory Building

*Piano factory, now offices. 1852. By Thomas and William Piper. For piano manufacturers Messrs Collard and Collard. English bond yellow stock brick; roof not visible. Circular plan. EXTERIOR: 5 storeys. 22 bays, each bay divided by raised pilaster continued to moulded stucco entablature and gablet projecting beyond splayed stucco cornice. Stucco pilasters flank segmental-arched 1st floor doorway. Segmental brick arches over wood and iron casements. Rectangular addition, dating from before 1868 and housing staircase to rear.*

Extract <https://historicengland.org.uk/listing/the-list/results>

38-46 Jamestown Road, 24-28 Oval Road

*1894 by William Hucks with addition of 1937 by Mendelsohn and Chermayeff; for wine importers and gin distillers Gilbey's. Original block to south-east: of concrete reinforced with hoop iron. Exterior rendered; channelled rustication to ground floor and channelled pilaster strips rising from 1st to 4th floor. 5 storeys plus attic and basement. 10 bays to Jamestown Road. Plain, square-headed entrances to ground floor including 2 vehicle entrances to left. Square-headed, recessed metal framed windows, most with small panes. Subsidiary cornice above 3rd floor, main cornice above 4th floor.*

Extract <https://historicengland.org.uk/listing/the-list/results>

The Interchange on the North Side of Grand Union Canal

*The building opened in 1905, straddling the canal basin and included railway tracks and platforms on the east side of the building with access to the barges in the basin via trap doors. However, since by 1905 canal transport had greatly declined in importance, the building was mainly used for transferring goods to road*



Piano factory building (The Rotunda)



24-28 Oval Road



The Interchange

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3.3 Conservation Area and Listed Building Context continued

*transport and as a storage warehouse. The 1854-6 vaults to the west of the building were augmented by a further vaulted basement on the east side which was used from 1906 by Gilbeys, who had a gin distillery on the opposite bank of the canal, as a bottle store. Gilbeys had a long association with the Goods Depot and in 1869 had occupied the Roundhouse where they matured whisky and brandy, and had a number of other buildings in the Goods Depot including bond stores and bottle stores in Stables Yard.*

Extract <https://historicengland.org.uk/listing/the-list/results>

**1-22 Regents Park Terrace**  
*Terrace of 22 houses. c1840-50. Yellow stock brick with rusticated stucco ground floors. Nos 1-21 form a symmetrical facade with slightly projecting end houses. 4 storeys and basements.*

Extract <https://historicengland.org.uk/listing/the-list/results>

**3-22 Gloucester Crescent**  
*Curved terrace of 20 houses. c1840-45. By Henry Bassett. Yellow stock brick with stucco dressings. Slated hipped roofs with enriched slab chimney-stacks and most with projecting eaves having shaped brackets. STYLE: Italianate style, different designs forming linked groups. EXTERIOR: 3 and 4 storeys, all with semi-basements. Continuous cornice runs throughout terrace at 2nd floor sill level; all with stucco architraved sashes, ground floors having console bracketed cornices. Doors panelled, some part-glazed, all with overlights.*

Extract <https://historicengland.org.uk/listing/the-list/results>



Regents Park Terrace



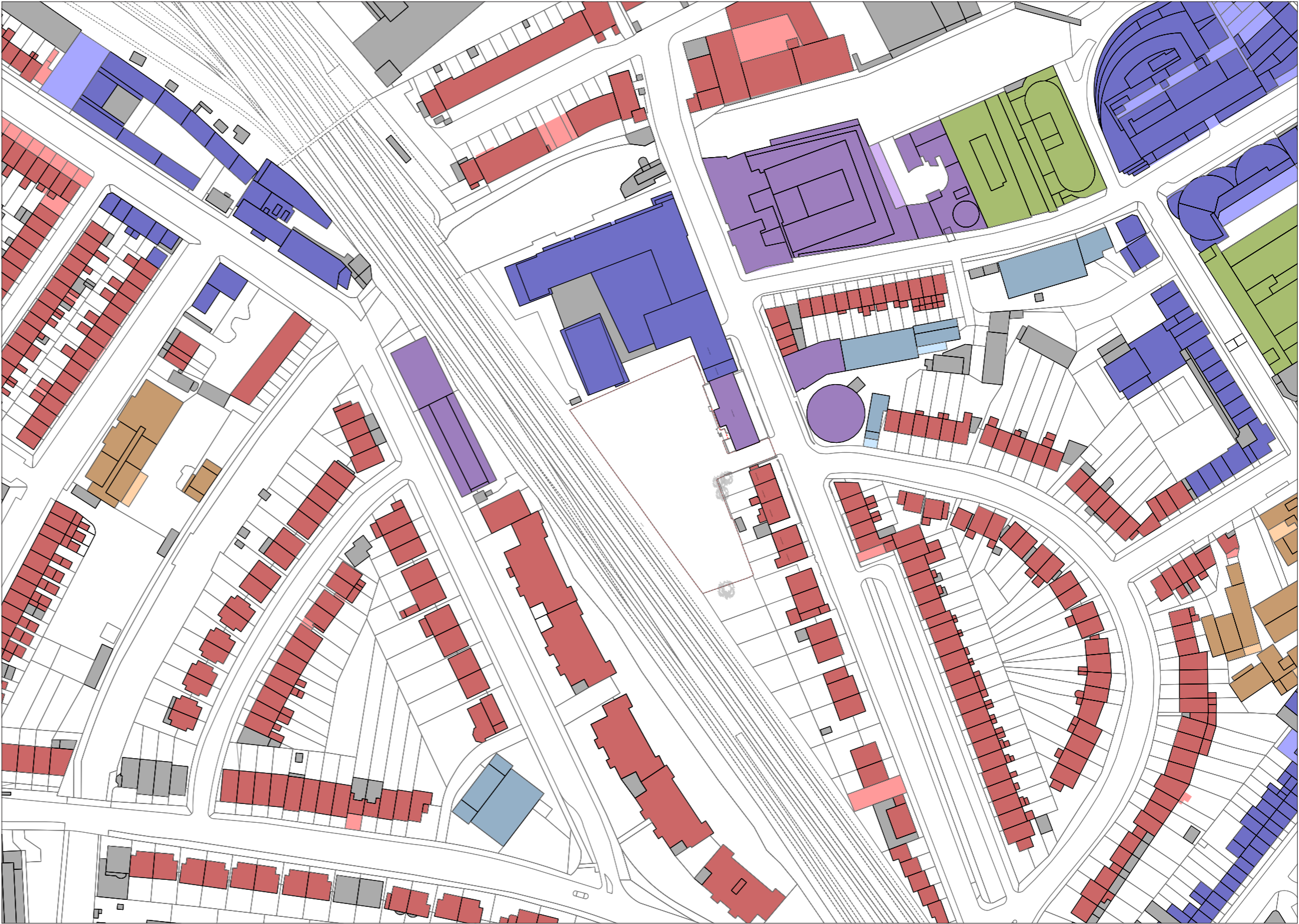
3-22 Gloucester Crescent

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3.4 Land Use

Key:

- Residential
- Mixed Use (Office with Residential Above)
- Office
- Education
- Leisure and Cultural
- Retail and Hospitality
- Healthcare



Land Use Diagram

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Surrounding Building Heights

The surrounding heights transistion from the consistent 5-7 storey datum running along the Regents Canal down to the 3-4 storey datum of the Villas of Oval Road and Gloucester Crescent. The exception to these datums is the 9 storey of the tallest element of the Lockhouse development at 35 Oval Road.

- Key:
- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08+



Building Heights Diagram

