



PLANNING STATEMENT

NJA

41-43 CHALTON STREET NW1 1JD



PLANNING STATEMENT

On behalf of: NJA

In respect of: 41-43 Chalton Street NW1 1JD

Date: November 2016

Reference: 2432lo/R001

Author: Kathryn Moran

**DPP Planning
66 Porchester Road
London
W2 6ET**

**Tel: 0207 706 6290
E-mail info@dppukltd.com**

www.dppukltd.com

CARDIFF

LEEDS

LONDON

MANCHESTER

NEWCASTLE UPON TYNE

Contents

1.0	INTRODUCTION	4
2.0	SITE AND SURROUNDING AREA.....	5
3.0	PROPOSAL.....	7
4.0	POLICY ASSESSMENT	9
5.0	PLANNING ASSESSMENT	18
6.0	CONCLUSION	22

1.0 Introduction

- 1.1 The Planning Statement has been prepared by DPP Planning on behalf of NJA to support the submission of a planning application to Camden Council.
- 1.2 The proposed development involves the erection of extensions to No. 41 Chalton Street and the property fronting Churchway to the rear to provide additional Class B1 office floorspace as well as alterations to No.43 Chalton Street.
- 1.3 This Planning Statement will describe the site and its context, provide details of the planning history of the site and will introduce the proposed development. The statement will then provide a breakdown of relevant national, regional and local planning policy. Finally the report will provide a planning assessment of the proposals against national and local planning policy, which will provide planning justification for the proposals.
- 1.4 This Planning Statement should be read alongside the following documents and plans which form part of the application package:
 - Existing plans, sections and elevations
 - Proposed plans, sections and elevations
 - Design and Access Statement
 - BREEAM Assessment
 - Energy Statement
 - Sustainability Statement

2.0 Site and Surrounding Area

- 2.1 The site is located on the western side of Chalton Street, situated north of Euston Road. The site comprises two properties; Nos. 41 and 43.
- 2.2 No. 41 is a red brick building with a pitched roof that forms part of a pair with No.39 (not subject to this application). No 39 was constructed in 1884 and No 41 in 1900. The building comprises basement, ground and three upper storeys and a mezzanine floor on the Chalton Street frontage. At basement and ground floor level, the property extends the length of the site with separate access from Churchway. The rear element comprising ground and basement level was rebuilt in the mid-20thC and is now bookended by five storey residential properties on Churchway with blank gable walls facing the site.
- 2.3 No. 43 Chalton Street was built pre-WWII and is a red brick art-deco building comprising basement, ground, first, second and third floor levels with a flat roof. There is a roof terrace and lift and stair enclosure at roof level.
- 2.4 Both properties are in Class B1 office use. Historically Nos 39-43 were used for industrial purposes as the ‘Connolly Bros Carriers’ leather works who vacated the site in 1980.
- 2.5 The site is located within the St Pancras and Somerstown Ward. The properties are not listed and the site is not located in a conservation area. However Nos. 39-41 and No.43 are identified as ‘non designated heritage assets’ in Camden’s Local List. Therefore the properties are considered to contribute to a sense of place and local distinctiveness.
- 2.6 Chalton Street is a designated Neighbourhood Centre, however the site is excluded from this designation. Chalton Street lies outside the boundary of the Central London Area and the Camden Central Activities Zone. This part of Chalton Street is covered by an Article 4 Direction and therefore the permitted development rights to change from office to residential use without the formal grant of planning permission have been withdrawn. The designation came into force on 5 November 2015.
- 2.7 A summary of the planning history of Nos. 41 and 43 is provided in the below table:

Application Ref.	Development Description	Decision
8400608	Change of use of Nos. 39-43 Chalton Street to light industrial, retail and housing.	Permission granted 11 December 1984
8501546	Change of use of Nos. 39-43 Chalton Street from light industry to part light industry office studio and car rental depot use together with associated works of refurbishment including the rehabilitation of an existing residential flat.	Permission refused on 28 January 1986. Appeal dismissed 4 September 1986
8601539	Reinstatement of front door to 41 Chalton Street. Formation of new roller shutter door to Churchway entrance to rear of No. 41. Installation of ventilation ductwork to rear of 41 and roof air conditioning plant to No. 43.	Permission granted 15 October 1986
2011/3988/P	Erection of a fourth floor level roof addition to be used in connection with the existing office building (Class B1a)	Withdrawn

Application Ref.	Development Description	Decision
2012/1286/P	Erection of a fourth floor level roof addition to be used in connection with the existing office building (Class B1c)	Withdrawn

3.0 Proposal

- 3.1 For the purposes of describing the proposed development scheme, No.41 essentially comprises two distinct elements; the four storey building fronting Chalton Street and the two storey (ground and basement) rear element fronting Churchway.
- 3.2 On the Chalton Street frontage the proposal involves refurbishment and internal reconfiguration at basement to third floor levels of both properties. Internal access between No.41 to No.43 will be via existing or adapted existing openings. On the front elevation, the basement lightwells are to be reinstated with railings at ground floor at 41 and 43. At the rear of the Chalton Street element, a partially glazed extension is proposed at rear first to fourth floor levels to provide a lift and staircase for access to all floors. The flat roof of No. 43 will also be reconfigured and would continue to be used as a terrace for the occupants of both 41 and 43. A small roof extension, with green roof, to 41 and 43 to provide access to the roof terrace is also proposed.
- 3.3 The existing two storey building comprising ground and basement with ground floor frontage onto Churchway would be demolished, retaining the existing boundary walls to the neighbouring courtyards and rebuilt at basement and ground floors between the rear of Chalton Street and the rear of Churchway with three additional storeys on Churchway to occupy the airspace between the adjoining five storey blocks. The proposed third floor level would be set back and would incorporate a roof terrace. The rear elevation of the building would comprise a brick central panel and glazing on either side. The Churchway elevation would comprise red brick facings with a double height glazed entrance at basement and ground floor level. A front lightwell would be created protected by railings and a bridge over the lightwell to access the entrance door. The front elevation will project slightly beyond the building line of the two adjoining properties. At third floor level a rendered panel is proposed.
- 3.4 The existing two storey link element between Chalton Street and Churchway would be demolished and rebuilt with a butterfly roof. A roof terrace will be created to the rear of Chalton Street with green walls and a central walkway linking the Chalton Street and Churchway buildings. Green roofs are proposed on the roof of the Churchway building and the roof slopes of the bridging element at ground floor level.
- 3.5 The proposed extensions will provide an additional 568.15sqm of floorspace. The additional floorspace per floor is set out in the below table:

	Existing GIA (sqm)	Proposed GIA (sqm)
Basement	658	665.28
Ground	583.80	580.34
First	273.02	443.37
Second	275.09	440.30

	Existing GIA (sqm)	Proposed GIA (sqm)
Third	276.23	422.63
Fourth	36.93	119.30
Total	2103.06	2671.0
Increase		568.15

4.0 Policy Assessment

4.1 Applications for planning permission should be assessed against policies contained within the National Planning Policy Framework (NPPF), The London Plan (2015) and the Camden Local Development Framework.

National Planning Policy Framework ('the NPPF') (March 2012)

4.2 The NPPF was published on 27th March 2012 and replaces most Planning Policy Guidance notes and Statements.

4.3 The NPPF sets out the Government's proposed economic, environmental and social planning policies for England. It carries forward the Government's commitment to support sustainable economic growth and states that significant weight should be placed on the need to support economic recovery through the planning system. The NPPF also carries forward the requirement for Local Planning Authorities to approve development proposals without delay unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.

4.4 The NPPF confirms that the Development Plan remains the statutory basis for the determination of planning applications unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

4.5 This statement summarises the new policies contained within the NPPF that are of relevance to this planning application and provides an assessment of the proposals against these policies in order to demonstrate compliance with the NPPF.

Presumption in favour of Sustainable Development

4.6 The NPPF advises in Paragraph 14 that 'at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.'

4.7 Paragraph 14 goes on to state that for decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless;
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

Section 1: Building a strong, competitive economy

4.8 Paragraph 19 of the NPPF states 'that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to

encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

- 4.9 Paragraph 20 states 'to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of businesses and support an economy for the 21st century.'

Section 7: Requiring Good Design

- 4.10 Paragraph 56 of the NPPF states that '*the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

- 4.11 Paragraph 60 states that '*planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'*

Section 10: Meeting the challenge of climate change, flooding and coastal change

- 4.12 Paragraph 96 states that '*in determining planning applications, local planning authorities should expect new development to:*

- *Comply with adopted Local Plan policies or local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- *Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*

The London Plan (March 2016)

- 4.13 The London Plan provides an overall strategic plan for London setting out the integrated economic, environmental and social framework for the development of London over the next 20-25 years.

- 4.14 One of The London Plan's overarching objectives is to ensure London is '*an internationally competitive and successful city with a strong and diverse economy and an entrepreneurial spirit that benefit all Londoners and all parts of London; a city which is at the leading edge of innovation and research and which is comfortable with – and makes the most of – its rich heritage and cultural resources.'*

- 4.15 London Plan Policy 2.13 Opportunity Areas and Intensification Areas Part B states that '*development proposals within opportunity and intensification areas should seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses.'*

- 4.16 Policy 4.2 Offices seeks to *‘improve London’s competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises. Furthermore Policy 4.2 encourages ‘renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility.’*
- 4.17 Policy 5.2 Minimising Carbon Dioxide Emissions states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
1. Be lean: use less energy
 2. Be clean: supply energy efficiently
 3. Be green: use renewable energy
- 4.18 Policy 5.2 Part B requires major developments meet the targets for carbon dioxide emissions reduction in buildings. The targets are expressed as minimum improvements over the Target Emission Rate (TER) outlined in the national Building Regulations. From 2013- 2016 a 40% reduction improvement on Building Regulations is required. From 2016 to 2019 non domestic buildings are required to comply with Building Regulations and from 2019 to 2031 non- domestic buildings should be zero carbon.
- 4.19 Policy 7.6 Architecture states that buildings and structures should:
- a) Be at the highest architectural quality
 - b) Be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;
 - c) Comprise details and materials that complement, not necessarily replicate, the local architectural character
 - d) Not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy. Overshadowing, wind and microclimate. This is particularly important for tall buildings.
 - e) Incorporate best practice in resource management and climate change mitigation and adaptation
 - f) Provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
 - g) Be adaptable to different activities and land uses, particularly at ground level
 - h) Meet the principles of inclusive design
 - i) Optimise the potential of sites

Local Planning Policy

- 4.20 The Local Development Framework for the London Borough of Camden comprises the Core Strategy 2010-2025 and Development Policies 2010-2015. Both documents were adopted in 2010. Supplementary Planning Guidance documents CPG1 Design (2015) and CPG 5 Town Centres, Retail and Employment (2013) are also relevant.

Camden Core Strategy 2010 –2015 (2010)

4.21 The Core Strategy sets out the strategic objectives for the borough including:

‘to promote the successful redevelopment and regeneration of King’s Cross, Euston and other areas of significant change in a way that also delivers economic, social and physical benefits to surrounding communities.’

4.22 Policy CS 1 - Distribution of Growth seeks to *‘promote a concentration of development in the growth areas of King’s Cross, Euston, Tottenham Court Road, Holborn and West Hampstead Interchange.’* The Council will also *‘promote the most efficient use of land and buildings in Camden by seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.’*

4.23 Policy CS2 - Growth Areas states that areas such as Kings’s Cross and Euston *‘are expected to provide in the range of 4700 new homes and a substantial majority of new business floorspace in the period to 2024/25.’*

4.24 Policy CS8 - Promoting a Successful and Inclusive Camden Economy seeks to secure a strong economy in Camden and *‘promotes provision of 444,000sq m of permitted office floorspace at King’s Cross as well as in the range of 70,000sq m of office provision at Euston with further provision in the other growth areas and Central London to meet the forecast demand of 615,000 sq. m to 2026.’*

4.25 Paragraph 8.5 states that the *‘Camden Employment Review 2008 forecasts that demand for offices will increase by 615,000 sqm between 2006 and 2026. To meet this demand, the Council will direct new development to growth areas of King’s Cross, Euston.....and other accessible office locations.’*

4.26 Paragraph 8.6 states that the *‘majority of demand will be met at King’s Cross where 444,000sqm of new office space has been granted planning permission. King’s Cross and Euston are expected to provide over 80% of the projected 615,000 sqm of demand for office space.’*

4.27 Paragraph 8.20 recognises that Camden has a large proportion of small businesses, however there is a lack of high quality premises suitable for small businesses. Small businesses are often seeking premises that have flexible terms like shorter leases, layouts that can adapt as the business grows or changes, networking space to interact with other businesses or meet with clients. The Council seek the provision of innovative new employment floorspace in developments that will meet the needs of a range of business types and sizes.

4.28 Policy CS13 – Tackling climate change through promoting higher environmental standards requires *‘all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation.’* Development is required to minimise carbon emissions from the redevelopment, construction and occupation by:

- a) Ensuring developments use less energy;
 - b) Making use of energy from efficient sources, such as the Kings Cross, Gower Street, Bloomsbury and proposed Euston Road decentralised energy networks;
 - c) Generating renewable energy on site.
- 4.29 Policy CS14 - Promoting High Quality Places and conserving our Heritage seeks to *'ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character.'* The policy also promotes high quality landscaping and seeks the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.
- 4.30 Paragraph 14.3 recognises that Camden has many special and unique places and historic and modern buildings of the highest quality. Development should contribute to this by making sure that buildings are equally high quality that will be appreciated by future generations.
- 4.31 Paragraph 14.4 states that development schemes should improve the quality of buildings, landscaping and the street environment. The Council will therefore insist on high quality design throughout the borough.
- 4.32 Paragraph 14.7 recognises that high quality design also takes account of its surroundings and what is distinctive and valued about the local area. The Council will therefore expect the design of buildings and places to respond to the local area and its defining characteristics.
- 4.33 Paragraph 14.18 recognises that *'high quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings and provide habitats for biodiversity, The Council encourage appropriate use of landscaping in the form of 'green roofs', 'brown roofs' and 'green walls' which have a number of environmental benefits (e.g. in providing wildlife habitats, in helping to cool and insulate buildings and in retaining water, helping to reduce flooding) as well as being visually attractive.'*
- 4.34 Paragraph 14.19 recognises that good access benefits everyone. The Council requires new buildings and spaces to be inclusive and accessible to all and for buildings to be inclusive and accessible to all.

Camden Development Policies 2010- 2025

- 4.35 Policy DP13 - Employment Premises and Sites seeks to retain land and buildings that are suitable for continued business use.
- 4.36 Paragraph 13.1 states that having *'a range of sites and premises across the borough to suit the different needs of businesses for space, location and accessibility is vital to maintaining and developing Camden's economy. The Council encourages the development of a broad economic base in the borough to help meet the varied employment needs, skills and qualifications of Camden's workforce.'*

- 4.37 Paragraph 13.2 states that Policy DP13 supports the delivery of the Core Strategy Policy CS 8 by ensuring that *'sufficient sites are retained to enable a variety of commercial and industrial businesses to find premises and continue to operate.'* Paragraph 13.6 states that *'where premises or sites are suitable for continued business use, the Council will consider redevelopment schemes which maintain the employment floorspace.'*
- 4.38 Policy DP22 – Promoting sustainable design and construction requires development to incorporate sustainable design and construction measures. The Council will promote and measure sustainable design and construction by expecting non domestic developments of 500sqm of floorspace or above to achieve 'very good' in BREEAM assessments and 'excellent' from 2016 and encouraging zero carbon from 2019.
- 4.39 Paragraph 22.9 states that green and brown roofs should be designed to enable the benefits that are most suitable for the site, including ensuring a sufficient soil depth is provided and selecting the correct substrate and vegetation.
- 4.40 Paragraph 22.10 states that green and brown roofs can be incorporated into a flat roof and where carefully designed, on a pitched roof.
- 4.41 Policy DP24 - Securing High Quality Design states that the Council will require all development, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider the character, setting, context and the form and scale of neighbouring buildings and the existing building; the quality of materials to be used and the provision of visually interesting frontages at street level. The design of new development should also consider the appropriate location for building services equipment and features.
- 4.42 Paragraph 24.6 states that design should respond creatively to its site and its context. This concerns both smaller scale extensions and larger developments, the design and layout of which should take into account the pattern and size of blocks, open spaces, gardens and streets in the surrounding area (the 'urban grain').
- 4.43 Paragraph 24.13 states that developments should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation.
- 4.44 Paragraph 24.16 states that architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building.
- 4.45 Paragraph 24.18 states that building services equipment, such as air cooling, heating, ventilation, plant and ducting should be contained within the envelope of the building or be located in a visually inconspicuous position.
- 4.46 Policy DP26 – Managing the impact of development on occupiers and neighbours states the Council will protect the quality of life of occupiers and neighbours by only granting permission for

development that does not cause harm to amenity. Consideration should be given to visual privacy and overlooking, overshadowing and outlook, sunlight and daylight and noise and vibration.

- 4.47 Policy DP27 – Noise and Vibration states that ‘the Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for development that is likely to generate noise pollution’. The Council will only grant permission for plant or machinery if it can be operated without causing harm to amenity and does not exceed noise thresholds.
- 4.48 Policy DP29 – Improving Access states that the Council will seek to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities.

Supplementary Planning Guidance

CPG 1: Design

- 4.49 Camden Planning Guidance CPG 1 ‘Design’ was adopted in July 2015 and states that ‘in order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials’ (para 2.8).
- 4.50 Paragraph 4.10 states that rear extensions should:
- *Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
 - *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
 - *Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
 - *Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure*
- 4.51 Paragraph 4.13 states that in most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections or nearby extensions will be strongly discouraged.
- 4.52 Paragraph 5.7 states that additional storeys and roof alterations are likely to be acceptable where:
- *‘There is a group of similar buildings and where continuing the pattern of development would help reunite the group of buildings and townscape;*
 - *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
 - *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.’*

CPG 3: Sustainability

- 4.53 Camden Planning Guidance 3 was adopted in July 2015 and sets out the Council’s commitment to reducing carbon emissions.
- 4.54 Section 2 states that all developments are to be designed to reduce carbon emissions and energy strategies are to be designed to follow the steps set out in the energy hierarchy: *Be Lean (use less energy), Be Clean (supply energy efficiently), Be Green (use renewable energy)*. .
- 4.55 Paragraph 2.5 states that developments involving 500sqm of floorspace or more are required to submit an energy statement which demonstrates how carbon dioxide emissions will be reduced in line with the energy hierarchy.

CPG 5: Town centres, retail and employment

- 4.56 Camden Planning Guidance 5 was adopted in September 2013.
- 4.57 Paragraph 7.2 states that the Council will protect existing employment sites and premises which meets the needs of businesses and employers.

CPG 6: Amenity

- 4.58 Camden Planning Guidance 6 was adopted in 2011 and provides detailed guidance on managing growth so that it avoids harmful effects on the amenity of existing and future occupiers and to nearby properties.
- 4.59 Section 6 of the CPG sets out the Council’s expectation that all buildings will receive adequate daylight and sunlight. Paragraph 6.6 states that the Council seek to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.
- 4.60 Section 7 of the CPG states that development should be designed to protect the privacy of existing dwellings and mitigation measures should be included when overlooking is unavoidable.

Emerging Policy

- 4.61 On 24th June 2016 the Camden Local Plan was submitted to the Secretary of State. The Local Plan is currently being examined and public hearings took place in October 2016.
- 4.62 According to the Local Plan Policies Map the site is located within the area covered by the Euston Area Plan. The Plan is currently being developed by the Council, Transport for London and the GLA as a strategic document for the Euston Area with a focus to provide affordable homes and local jobs. It will also set out the long term mitigation measures to address the impact of the High Speed Two (HS2) and to maximise regeneration opportunities.
- 4.63 Local Plan Submission Draft Policy E1 – Promoting a successful and inclusive Camden economy seeks to *‘direct new office development to the growth areas, Central London and the town centres in order to meet the forecast demand of 695,000 sq. of office floorspace between 2014 and 2031.’*

The Council will support Camden’s industries by *‘supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits.’*

- 4.64 Draft Policy D1 – Design states that the Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.’

Other Material Considerations

Office to Residential Permitted Development Rights Impact Study (2014)

- 4.65 TBR on behalf of Camden Council, conducted a study of the impact of the Permitted Development (PD) rights to change from office to residential, introduced by the Government on 30 May 2013. The study identified a *‘negative impact’* and states that within 12 months since the introduction of the PD rights, 257,000 sq. ft. of Class B1a office space within the borough has been converted into residential accommodation. This equates to 2570 jobs (page 4). The study recognised that the conversion of office use to residential use is happening even where office space is in high demand and there is little opportunity to increase office provision outside the Central Activities Zone (CAZ). The study recommended the introduction of Article 4 designations outside the CAZ to protect existing office space.

5.0 Planning Assessment

Land Use

- 5.1 The site is located outside the CAZ boundary. However it is very close to the areas of Kings Cross and Euston, both of which are identified in the Core Strategy as growth areas where new business floorspace is encouraged.
- 5.2 The provision of additional office accommodation would contribute to meeting the need for 695,000sqm of additional office floorspace in the borough by 2031, identified in the Camden Employment Land Review (2014). The application site, which is located in close proximity to the Kings Cross and Euston growth areas, is located in an appropriate and accessible location for new office space provision. The site represents an opportunity to intensify the existing use of the site by providing additional and better quality office accommodation which will help to strengthen Camden’s economy and provide more jobs in the borough.
- 5.3 The current layout is not considered to be the most efficient use of the site with a large proportion of the existing floorspace located at basement level. The proposed extensions would provide additional accommodation at first, second and third floor level with access from Churchway. The rear extension to provide a lift and stair core and the internal reconfiguration of Nos. 41 and 43 to allow through access, would provide a greatly improved layout and deliver enhanced office accommodation.
- 5.4 It is recognised that since the introduction of Permitted Development Rights to convert existing office accommodation into residential use, there has been a significant reduction in Camden’s office stock and available B1a premises. According to the Office to Residential Permitted Development Rights Impact Study (2014) between April 2004 and October 2013 over 550,000sqm of office floorspace was lost in a managed manner. Within 12 months of the introduction of PD rights a further 255,000sqm was lost to residential use. This equates to 2570 jobs which were lost in the first year.
- 5.5 Office premises comprise an important element of Camden’s economy. The provision of additional office space by extending an existing office building will contribute to meeting the acute need for new office space.
- 5.6 The proposed extensions to provide additional office accommodation are therefore in accordance with Policies CS2, CS8 of the Core Strategy, Policy DP13 of Development Policies and the emerging Local Plan Policy E1.

Design

- 5.7 The Chalton Street elevations of Nos. 41 and 43 are considered to be attractive and appropriate in the street scene. They are recognised in the Local List as being of architectural and townscape significance and No. 41 (along with No.39 which form a pair) is considered to be rare example of an industrial building. On the Chalton Street elevation it is proposed to reinstate the front

basement lightwell and enclose with cast iron railings to allow light and ventilation into the basement level of 41 and 43. With the exception of the reinstatement of the basement lightwells, no significant alterations are proposed to the front elevations of 41 and 43 Chalton Street and their attractive frontages will be preserved.

- 5.8 The proposal involves opening up of Nos. 41 and 43 internally to provide open plan office floorplates. The buildings will be served by the proposed circulation and service core to the rear of No. 41. The proposed rear service core extension will be largely glazed giving a lightweight appearance. The rear extension to No. 41 is a subordinate addition and would preserve the historic pattern and established townscape in this location.
- 5.9 The existing Churchway frontage is considered to detract from the street scene which is characterised by attractive five storey residential properties and results in a significant gap in the street scene. The ground floor element, to the rear of 43 Chalton Street, and the unattractive roof covering is visible from the upper floors of neighbouring properties. The proposed extension to the Churchway building would infill the gap with a three storey extension and provide an uninterrupted terrace.
- 5.10 The proposed Churchway elevation comprises brick frontage with a double height glazed entrance at ground and basement level with railings around the new lightwell and a bridge over the well to the entrance. The proposed third floor level would be set back from the building frontage from ground to second floor levels, which projects forward of the adjoining Churchway properties. The third floor would comprise render and a steel balustrade to the proposed roof terrace. The detailed design of the Churchway frontage and proposed materials reflects the detailing of the adjoining residential buildings including the use of brick and rendered panels at third floor level.
- 5.11 The proposed two storey link building will be reconstructed with a butterfly roof and green roofs on the roof slopes. The proposed roof additions are minor in scale and would not alter the appearance of the building.
- 5.12 The proposed three storey rear extension to No. 43 to provide the stair and lift core will also be sympathetically designed to preserve the character, original design and proportions of the building. Whilst at present the rear elevation of No. 43 is visible in public and private views from Churchway, the proposed three storey roof extension in Churchway would obscure views of the rear of the Chalton Street properties.
- 5.13 The design approach is set out in more detail in the Design and Access Statement which accompanies this planning application. The proposals are in accordance with Core Strategy policy CS14, Development Policy DP24 and the guidance in CPG 1.

Residential Amenity

- 5.14 The surrounding area is characterised by commercial and residential properties. The adjoining properties in Chalton Street are in office use. In Churchway, to the rear, there are residential flats in the adjoining properties; Seymour and Winsham House.

- 5.15 The proposed extensions have been designed to have minimal impact on neighbouring residential properties. Diagrams illustrating the impact of the proposed extensions on daylight during summer and winter months and can be found in the Design and Access Statement. The diagrams demonstrate that the proposed development will not have a significant impact on levels of light received by rear windows in Seymour and Winsham House which would continue to receive light from rear windows facing the courtyard.
- 5.16 . The proposed first floor terrace is located a significant distance from the rear windows of Seymour and Winsham House and would be screened by planting. Furthermore the proposed terrace and walkway would only be used during working hours, rather than evenings when the flats are more likely to be occupied. The impact of the development on the privacy of residents of properties in Churchway will therefore not be significant.
- 5.17 The windows at first, second and third floor level of the proposed Churchway extension which face the rear courtyard of Seymour House do not serve any usable rooms and therefore would not give rise to overlooking into the residential windows.
- 5.18 The proposed plant equipment is located at roof level on the Chalton Street and Churchway buildings within plant enclosures. The equipment is located a significant distance from the nearest residential windows located on the upper floors of Winsham House, Churchway. The operation of the plant equipment will not cause nuisance to the nearest residential properties.
- 5.19 The proposals will not adversely affect the amenity of the nearby residents and the application complies with Core Strategy Policy CS14, Development Policy DP26 and CPG6.

Sustainability

- 5.20 This application is accompanied by an Energy Statement, Sustainability Statement and BREEAM Assessment. The Sustainability Statement demonstrates that the anticipated CO2 improvement would be 36.28% on Building Regulations 2013. This will be achieved through the incorporation of passive design and energy efficiency measures, an Air Source Heat Pump (ASHP) and a Photovoltaic Panel array. Water efficiency measures will also be incorporated into the proposed development.
- 5.21 The energy requirements of the proposed development have been modelled to comply with Part L2A and L2B of Building Regulations (2013). The design of the proposed development has the energy hierarchy as set out in the London Plan and local guidance in CPG 3; Be Lean, Be Green. Full details are set out in the Energy Statement and are summarised below:

Be Lean: The building will improve thermal performance of the new building fabric beyond Part L2A and upgrade the thermal performance of the existing building fabric in accordance with L2B 2013.

Be Clean: There are no available Combined Cooling Heating and Power (CCHP) distribution networks to connect to and the installation of a gas fired Central CHP Plant on site would not be appropriate. However there could be potential to connect to the Somerstown District Heating

Network, currently being developed by Vital Energy, in the future depending on the viability and feasibility of connecting to the network.

Be Green: A range of low or zero carbon technologies have been considered. The use of Air Source Heat Pumps and PV panels are the most feasible given the nature of the development. This will reduce carbon emissions associated with the development.

- 5.22 The proposed development will achieve a BREEAM 2014 rating of 72.51% which is 'Excellent'. This complies with the Council's requirement for non-domestic buildings to achieve BREEAM Excellent by 2016.
- 5.23 The proposed development has been designed in accordance with London Plan guidance and Development Plan Policy 22 and CPG3.

Biodiversity

- 5.24 The proposed scheme involves the provision of green roofs and walls. All flat roof areas within the development will be sedum covered. In addition a roof garden on the roof of No, 43 is proposed and will incorporate planting beds, ponds and timber decking. The roof slopes of the link building will also accommodate sedum roofs. Green walls are to be positioned on the rear south and west facing walls of No. 41.
- 5.25 The provision of extensive planting will have a beneficial impact on existing biodiversity and attracting new wildlife to the site.

6.0 Conclusion

- 6.1 The proposed development will provide additional office accommodation in an appropriate and accessible Central London location. This will contribute to meeting the need for new office floorspace in Camden to strengthen the borough's economy, particularly in light of the significant loss of office space since the introduction of PD rights to convert existing office accommodation into residential dwellings.
- 6.2 The proposed extension to the Churchway property is considered to improve the street scene in Churchway, to infill the existing gap and provide a continuous building line. The proposed alterations to the Chalton Street properties are considered to enhance the appearance of these properties whilst respecting the character of these buildings. The proposed extensions will not have any adverse impact on residential amenity in terms of daylight, sunlight, privacy or noise.
- 6.3 The proposed development has been designed to enhance biodiversity and minimise carbon emissions associated with the development and provide an environmentally sustainable building.
- 6.4 The proposed development complies with the NPPF, The London Plan and Camden's adopted policy guidance in the Core Strategy and Development Policies and CPGs.