

Our ref: J0091 – Bangor Wharf, Georgiana Street
Your ref: Bangor Wharf Site (2016/3737/PRE)

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

28th February 2016

Dear Sir/Madam,

Application for Full Planning Permission & Conservation Area Consent involving Demolition and Redevelopment of the Bangor Wharf Site, Georgiana Street, NW1 0QS (Planning Portal Reference; PP-05856730)

Introduction

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

"Demolition of all buildings on-site and new buildings of 1-6 storeys in height to include 40 residential (C3) units (16 x 1 bed, 15 x 2 bed and 9 x 3 bed) of which 34 would be market units and 6 affordable, 813 sq.m (GEA) office floorspace (B1a), 55 sq.m (GEA) storage and distribution floorspace (B8) and associated works to highways and landscaping."

Background

The submission of this planning application follows a previous scheme advanced by the Applicant (LPA Reference 2016/1117/P) in respect of the same site which Officers resolved to refuse by way of delegated decision. The Council's reasons for refusal are set out within their decision notice dated 17th June 2016 (Appendix 1) and in summary relate to the following;

- Proposed loss of employment space.
- Housing Mix and limited family sized units.

- Quality of proposed residential units.
- Provision towards wheelchair housing.
- Lack of affordable housing.
- Height, scale, massing and detailed design.
- Inactive frontage to Georgiana Street Elevation.
- Type and layout of cycle parking.
- Outlook, privacy and daylight.
- Removal of the Willow tree.
- Absence of a legal agreement (Construction Management Plan, Highways Works, Travel Plan, Car Free Development and Local Employment) (Reasons 11 to 14 and 16 to 18).
- Details regarding Decentralised Energy Network, BREEAM Assessment, water consumption, drainage calculations and Co2 Targets; and
- Enhancement of the adjacent canal.

The Applicant has appealed the Council's decision to refuse the previous planning application in respect of the site and the appeal is due to be heard by the Planning Inspectorate in due course (Appeal Reference; APP/X5210/W/16/3165200).

Notwithstanding, the Applicant remains committed to the site and its future redevelopment and to this end has engaged in further pre-application discussions with Officers in pursuance of a revised planning application submission.

Supporting Application Material

The submission format meets the requirements agreed with Officers during pre-application discussions (e-mail dated 20th January 2017) and comprises an electronic submission of the following documents by way of the planning portal;

- Applications form, including completed Ownership and Article 12 Agricultural Holdings Certificates;
- Site location plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North;
- CIL forms;
- Planning Application Drawings, prepared by TMA Architects.
- Design and Access Statement, prepared by TMA Architects;
- Heritage and Townscape Appraisal, prepared by Kevin Murphy Associates;

- Transport Statement and Travel, prepared by Vectos;
- Daylight & Sunlight Assessment, prepared by GL Hearn;
- Preliminary Ecological Assessment, prepared by Wardell Armstrong;
- Arboricultural Implications Assessment, prepared by Broad Oak Tree Consultants;
- Statement of Community Involvement, prepared by Curtin & Co;
- Flood Risk Assessment & Sustainable Drainage Strategy, prepared by Conisbee;
- Environmental Noise & Vibration Assessment Planning Report, prepared by Sharpes Redmore;
- Ground Investigation report incorporating Land Contamination Report, prepared by GEA;
- Affordable Housing Statement, prepared by GL Hearn;
- Air Quality Assessment, prepared by Mayer Brown;
- Energy & Sustainability Assessment, Couch Perry Wilkes; and
- Planning Statement, prepared by Spenthorpe Ltd.

In terms of the planning application fee it should be noted that this is not required in support of this Planning Application. As mentioned previously this application follows a previous proposal advanced by the same applicant in respect of the same application site which was refused. Each of the proposals relate to development of the same character and have been submitted within 12 months of the Council's initial decision. On this basis the Applicant is entitled to a 'free go' application under Regulation 9 of the 2012 Fees Regulations. This has been discussed and agreed with Officers representing the Council.

Conclusion

The revised planning application provides an important opportunity to secure improvements to the character and appearance of the site and Regents Canal Conservation Area through the removal of the existing buildings and replacement with a high-quality scheme. The intensification of this under utilised site facilitates the delivery of much needed housing, including affordable housing and new and improved employment floorspace, in line with relevant planning policy considerations.

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

Yours sincerely

Chris Pittock
Planning Director Spenthorpe



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