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Our ref: 2016/2450/PRE
Contact: Ian Gracie
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Gerald Eve LLP
 72 Welbeck Street
 London
 W1G 0AY

Dear Ms Taylor,

Re: Roof extension (circa 800sqm) and alterations to the public realm to the west of the site – Camden Wharf Building, 28 Jamestown Road, London, NW1 7BY &

Erection of replacement three-storey roof extension to create of 9 no. of units following demolition of existing top two storeys – Open University Building, Hawley Crescent, London, NW1 8NB.

Thank you for submitting a pre-planning application enquiry which was received on 29 April 2016.

The applicant wishes to receive the Council's view on the proposed roof extension of the Camden Wharf Building to comprise 779sqm of A3 restaurant space together with the extension of the Open University site to provide 9no. residential units (Use Class C3).

1. Drawings and documents

1.1 The following documentation was submitted in support of the pre-application request:

Hawley Wharf site

- Pre-planning submission prepared by Barr Gazetas dated 4 May 2016; and
- Pre-planning submission and appendices prepared by Barr Gazetas dated 5 July 2016.

Open University site

- Existing drawings prepared by Chassay + Last dated 30 June 2016;
- Proposed drawings prepared by Chassay + Last dated 30 June 2016;
- Design Evolution: First pre-application vs. second pre-application prepared by Chassay + Last dated 30 June 2016.

2. Proposal

2.1 The applicant proposes two applications to address the requirements of policy DP1. The applicant proposes to erect a single storey roof extension on the Camden Wharf building to provide 779sqm (GEA) of A3 floorspace. The second element to the proposal is the erection of three storey roof extension following the removal of

the existing two storey roof extension to provide 9no. residential units across a total of 846sqm (GEA) on the Open University building.

3. Site description

Hawley Wharf

- 3.1 The Camden Wharf building comprises four storeys of a mixture of uses including ground floor retail, restaurant and drinking establishments and office uses on the upper floors. It is located on the southern side of the Camden Lock to the west of Camden High Street. The surrounding environment is mixed in nature reflecting its town centre location. Immediately to the west is a six storey hotel whilst directly behind the site (10 Jamestown Road), which is separated by a lightwell, is a four storey building with retail and restaurant uses at ground floor, office at first and second and residential at third and fourth floor levels.
- 3.2 In terms of designations, the Camden Wharf site is located within Camden Town Centre, the Regent's Canal Conservation Area, and the London View Management Corridor.

Open University

- 3.3 The Open University building comprises a four storey building located on the east side of Camden High Street on Hawley Crescent. The ground to second floors are used by the university whilst the third and fourth floors are residential. Directly opposite the site is the MTV building whilst directly behind the site is a site that is soon to come forward as part of TfL's redevelopment of Camden Town station.
- 3.4 In terms of designations, the Open University building is located within the Camden Town Centre.

4. Relevant planning history

- 4.1 The following planning history is relevant to this site:

11 Hawley Crescent (Open University site)

PE9700096R2 – Redevelopment of the site comprising new basement, ground floor plus four floors above to provide a mix of uses, including restaurant, retail, offices and 6 residential flats with associated car parking and landscaping. As shown on drawing nos. 9663.P01D, P02D, P03D, P04D, P05D, P06 rev1, P07D rev1, P08D rev1, P10D rev1, P11D, P12D rev1, P13D rev1, P14D, P15D rev1, P16D, P17D, P18D rev1. – **Granted 26/09/1997.**

PEX0100669 – Change of use of ground floor of recently constructed building from approved retail/restaurant to office use (Class B1) and associated external alterations to the ground floor elevation on Hawley Crescent. As shown on drawing nos. 118/P/001, 002, 003. – **Granted 22/10/2001.**

2008/3388/P – Erection of a glazed extension to the rear over ground, first and second floors. – **Granted 01/09/2008.**

Camden Wharf Building

PE9700702R3 – Redevelopment of the eastern part of the site by the erection of a four-storey building to accommodate class A3 (food and drink) on the ground floor, class A1 (retail) on part of the ground and first floors, class B1 (business purposes) on the upper floors. Use of the former lock-keeper's cottage as a canal information centre, as shown on drawing numbers: 100B, 101C, 102D, 103D, 104D, 105D, 106D, 107D, 108D, 109D, 110E, 111E, 112E, 113C, – **Granted 15/03/1999.**

PE9900702 – Variation of the planning permission dated 15.3.1999 (Registered No PE9700702R3) for the redevelopment of the eastern part of the site by the erection of a four-storey building for mixed A1, A3 and B1 and the retention of the lock-keepers cottage as a Canal Information Centre with ancillary retail/cafe comprising alterations to the elevations, fenestration, shopfront, balustrading, terraces, roof plant and the omission of the approved canopy over the pedestrian area as well as the discharging of part of condition 1 of the said planning permission relating to approval of details of balustrades, shopfronts, the canopy attached to the commercial building and any structure related to it. As shown on drawing numbers: 100C, 101G, 102H, 103G, 104G, 105G, 106F, 107G, 109G, 110H, 111H, 112H, 205G, 300F, 301F, 302F, 500A, 501A, 504B, 505B, 560A, 561A. – **Granted 03/08/2001.**

5. Relevant policies and guidance

- 5.1 The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, The London Plan 2016 and the NPPF (2012). The following policies will be taken into consideration:

National Planning Policy Framework (2012)

London Plan (2016)

- Policy 3.3 – Increasing housing supply
- Policy 3.4 – Optimising housing potential
- Policy 3.5 – Quality and Design of Housing Developments
- Policy 4.7 – Retail and town centre development
- Policy 5.1 – Climate change mitigation
- Policy 5.2 – Minimising carbon dioxide emissions
- Policy 5.3 – Sustainable design and construction
- Policy 5.11 – Green roofs and development site environs
- Policy 6.13 – Parking
- Policy 7.4 – Local Character
- Policy 7.6 – Architecture
- Policy 7.8 – Heritage Assets and Archaeology

Local Development Framework

Core Strategy (November 2011)

- CS1 – Distribution of growth
- CS3 – Other highly accessible areas

CS5 – Managing the impact of growth and development
 CS6 – Providing quality homes
 CS8 – Promoting a successful and inclusive Camden economy;
 CS11 – Promoting sustainable and efficient travel
 CS13 – Tackling climate change through promoting higher environmental standards
 CS14 – Promoting high quality places and conserving our heritage
 CS17 – Making Camden a safer place
 CS18 – Dealing with our waste and encouraging recycling
 CS19 – Delivering and monitoring the Core Strategy

Development Policies (November 2011)

DP1 – Mixed use development
 DP2 – Making full use of Camden’s capacity for housing
 DP5 – Homes of different sizes
 DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
 DP13 – Employment sites and premises
 DP16 – Transport implications of development
 DP17 – Walking, cycling and public transport
 DP18 – Parking standards and limiting the availability of car parking
 DP20 – Movement of goods and materials
 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

Supplementary Guidance

CPG 1 – Design (2014)
 CPG 2 – Housing (2015)
 CPG3 – Sustainability (2015)
 CPG 5 – Town centres, Retail and Employment (2013) – Section 7
 CPG 6 – Amenity (2011)
 CPG7 – Transport
 CPG8 – Planning Obligations (2015)

6. Assessment

6.1 The main issues to consider in this case are as follows:

- Land Use;
- Conservation and design;
- Quality of residential accommodation;
- Amenity;
- Highways and transportation;
- Energy & Sustainability;
- Planning obligations / Section 106.

Principle of land Use

Mixed use development (Policy DP1)

- 6.2 Policy DP1 requires a mix of uses in development, including a contribution to the supply of housing. Within the Town Centre of Camden Town, where more than 200sqm of additional floorspace is provided, 50% is required to be housing. The Council will require any secondary uses to be provided on site, particularly where 1,000sqm (gross) of additional floorspace or more is proposed. Where inclusion of a secondary use is appropriate for the area and cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu.

Proposed restaurant floorspace

- 6.3 Policy DP12 states that the council will ensure that the development of food and drink uses does not cause harm to the character, function, vitality and viability of a centre. Other issues to consider involve the impact of development on nearby residential uses and amenity, and any prejudice to future residential development.
- 6.4 It is considered that the creation of new A3 floorspace at roof level of the Camden Wharf building is considered acceptable in principle as it will not have a detrimental impact on the Camden town centre in use terms.

Proposed housing

- 6.5 Whilst officers consider that the residential offer could potentially be provided on site, it is considered more appropriate to provide it off-site and therefore maximise the proposed restaurant uses on the site whilst also providing a good level of residential space nearby at the Open University site.
- 6.6 The requirement for off-site housing is therefore 779sqm for the application scheme. The proposed level of housing is 846sqm and is therefore compliant with policy DP1.

Conservation and Design

- 6.7 Officers reviewed two design iterations of the proposal. The feedback to which was used to make some further design development into some key areas. The following comments are a result of the second iteration of the proposal.
- 6.8 Policy DP24 requires development proposals to consider the character setting, context, form and scale of neighbouring buildings as well as the character and proportions of the existing buildings where (such as is the case here) alterations and extensions are proposed. With regards to conservation areas, policy DP25 states that the council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Camden Wharf site

- 6.9 The principle of a roof extension on this site is considered acceptable. The proposal seeks to remove the existing roof extension (currently used for plant) and replace it with a larger roof extension for the purposes of creating more A3 floorspace.
- 6.10 The architect's investigation of a coordinated approach to railings and window screening across the site has been a good development. It is considered that this approach, where public realm, railings and building additions are coordinated with a single design detail will unify the site and add an interesting new language to the wharf side.
- 6.11 It is considered that option 3 (see p.11 & 12 of D&A) with the screen positioned in front of the glazing is preferred. The purpose of the screen is to reduce the visual impact of a large area of glass, which would, by itself, be uncharacteristic of the area.
- 6.12 It is considered that the set back of the glazing and the proposed cornice above the glazing will also help reduce the visual impact of the glass. Further detail of the screening will however be required as part of an application to illustrate how the screen will appear and operate in terms of providing access out to the roof terrace proposed.
- 6.13 With regards to the public realm alterations, the materials promise to be of a higher quality than the existing but also related in colour to what will remain and abut it. It is considered that the number of materials, bonds and details should be kept simple and to a minimum to maximise durability and lifespan of the space. Landscaping details should be submitted as part of any future application.
- 6.14 The proposal is considered to have a neutral impact to the Regents Canal Conservation Area.

Open University site

- 6.15 Officers welcome the changes to the massing of the new, upper floors. The additional height will push the building up to the maximum height acceptable in this area but this has been somewhat mitigated by the arrangement of the upper floors. The additional setback of the fifth floor facing Hawley Crescent, made in the latest pre-application stage, is a welcome change and will allow greater light penetration to the street and help reduce the presence of the upper storeys. The forthcoming application is expected to further detail these upper floors to ensure that they will make a positive contribution to the roofscape of the area.
- 6.16 Officers encourage the set back of the balconies on the new 4th floor to help contribute to the reduction of bulk at the top of the building.
- 6.17 Officers welcome the internal reconfiguration presented. The additional lift core and increased numbers of dual aspect dwellings will ensure that the homes being provided are on their way to meeting Camden's and London Plan design guidelines.

- 6.18 With regards to the proposal's impact on the conservation area, the proposal is considered to have a neutral impact. This is due to the number of recent developments in the local area which have sought to increase the scale of the host buildings. It is however considered that proposed scale is the maximum scale that would be considered acceptable on this site.

Quality of residential accommodation

- 6.19 Paragraph 26.11 of policy DP26 states that the size of a dwelling and its rooms, as well as its layout, will have an impact on the amenity of its occupiers. As such, new residential units must comply with the London Plan housing standards.
- 6.20 The table below compares the proposed floorspace for each respective unit against the required space standards for the Open University site. A total of 15 units are proposed (an uplift of 9 on the existing arrangement of 6 units).

Proposed Unit	Proposed floorspace (sqm)	Required floorspace (sqm)
2b4p	109	70
2b4p	74	70
2b4p	83	70
2b4p	81	70
2b3p	61	61
1b2p	50	50
1b2p	60	50
2b4p	73	70
1b2p	55	50
2b4p	77	70
3b5p	95	86
1b2p	50	50
1b2p	66	50
2b4p	77	70
2b4p	70	70

- 6.21 In light of the above, it is considered that the proposed units are considered an acceptable size. Whilst one of the units is a single-aspect north-facing unit, it is considered that due to the issues with the stair cores the proposal is considered acceptable in quality terms overall. As such, the proposed units are considered to comply with the requirements of policies CS5 and DP26.
- 6.22 The proposed floorspace does not trigger the affordable housing requirement.
- 6.23 As both proposals comprise an extension to an existing building, the developments must meet the requirements of approved document M4(1) of the Building Regulations.

Amenity

- 6.24 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which is particularly relevant to this case, include sunlight, daylight, artificial light levels, outlook and visual privacy and overlooking.
- 6.25 It will be important for a Daylight/Sunlight Report to be submitted in support of the application to demonstrate that the proposed development will not have an unacceptable impact on the levels of Daylight/Sunlight to adjoining properties. This is particularly important for the Camden Wharf scheme which has residential units located immediately south of the site. The Council will take into account the standards recommended in the BRE's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011).
- 6.26 It is noted that a large proportion of both designs will be glazed. To that end it will be important to demonstrate that the opportunity for overlooking into adjacent residential properties is kept to a minimum.
- 6.27 It is also noted that a terrace is proposed as part of the restaurant at roof level to the Camden Wharf building. As such, it will need to be demonstrated that this will not have an adverse impact on the amenities of adjacent occupiers. It is likely to be necessary to limit the hours of use of this area in order to protect the amenities of the surrounding neighbours.
- 6.28 Further detail is required in order to make a clear assessment as to the impacts of the proposal on adjoining occupiers surrounding the Camden Wharf building. A noise assessment will be required as well as any details of the proposed ventilation equipment in terms of their smell and noise emissions. It is noted that the existing plant equipment will be re-located and consolidated at the Camden Wharf site. As such a noise assessment will be required to demonstrate how the equipment will affect the nearby residential occupiers.

Highways and Transportation

- 6.29 Policy DP18 seeks to ensure that developments provide the minimum necessary car parking provision. The Council will, however, expect development to be car free in areas of high accessibility. Paragraph 5.9 of CPG7 defines highly accessible areas as those that have a PTAL rating of 4 and above. The Camden Wharf site has a Public Transport Accessibility Level (PTAL) of 6a whilst the Open University building has a PTAL rating of 6b. As a result, a legal agreement will ensure that the proposed development will be car-free which will be secured via a Section 106 legal agreement. No car parking is proposed as part of the development which is welcomed.
- 6.30 With regards to cycle parking, the London Plan requires that 20 short-stay spaces be provided as part of the proposals for the Camden Wharf site. However it is important that these spaces do not obstruct pedestrian desire lines and add to any clutter as part of the re-design of the public realm to the west of the Camden Wharf building. 22 cycle parking spaces are required as part of the proposal for the Open University building. The cycle parking will be required to be designed in accordance with the London Plan and as specified within CPG7 (Transport).

- 6.31 A draft Construction Management Plan (CMP) and a highways and streetworks contribution will be required to manage the development's impact on the highway network for both applications. The proposals include significant construction works and have the potential to result in a large number of construction vehicle movements to and from the sites, which would have a considerable impact on the local transport network. The overall scale and kind of development is considered to require a full CMP and highways contributions in order to mitigate any adverse impacts of the development works. The CMP, contributions and the car-free agreement will all be secured through a Section 106 agreement.
- 6.32 In February 2016 Camden's Cabinet agreed to the introduction of a £60/hour charge to support the implementation of Construction Management Plans (CMPs), to be secured as part of Section 106 agreements. It is being introduced in order to help meet the significant costs involved in assessing and enforcing CMPs. The charging approach is consistent with the approach currently being taken for the implementation of Travel Plans as part of Section 106 agreements. An indicative fee of £3,240, as part of the Section 106 agreement, will therefore be required to cover this cost.

Other transport issues to note

- 6.33 In transport terms, the proposal to design out the car parking to the west of the Camden Wharf building, apart from the necessary servicing bay requirements, is welcomed by officers.
- 6.34 It will be important to demonstrate that the alterations take account of the level issues for disabled users. The levels should be at a ratio of 1:21.

Energy & Sustainability

- 6.35 Any formal planning application would require a sustainability statement providing details of sustainable design and construction measures demonstrating how the scheme proposes to reduce energy, water and materials in accordance with policies CS13, DP22 and DP23.
- 6.36 As the development would comprise over 500sq.m of non-residential floorspace, Building Research Establishment Environmental Assessment Method (BREEAM) would apply. Any scheme would be expected to meet 'Excellent', in accordance with DP22.
- 6.37 The application should also be supported by an energy statement demonstrating how the development has followed the energy hierarchy. London Plan policy 5.2 expects major developments to demonstrate CO2 emission reductions of 35% over Part L of the Building Regulations. Camden expects developments to target at least a 19% reduction in carbon dioxide emissions through the installation of on-site renewable energy technologies (policy CS13). When assessing the feasibility and viability of renewable energy technology, the Council will consider the overall cost of all the measures proposed and resulting carbon savings to ensure that the most cost effective carbon reduction technologies are implemented in line with the energy hierarchy.

Planning obligations

6.38 CPG8 on planning obligations provides full details of planning obligations which would be likely as a result of development, to mitigate its impact. At this stage, the following Section 106 legal obligations would be likely to form part of any planning permission:

- The provision of the housing prior to the Class A3 floorspace
- a Construction Management Plan/Demolition Management Plan;
- Construction Management Plan Monitoring Fee (£3,240)
- a financial contribution towards highways works;
- CMP monitoring fee;
- car-free development; and
- sustainability and energy requirements.

7. CIL

7.1 The proposal by its size and land use type will be liable for the London Borough of Camden's Community Infrastructure Levy (CIL) introduced on the 1st April 2015 to help pay for local infrastructure and the Mayoral CIL which helps fund Crossrail introduced on 1st April 2012. Further details on CIL and how it is charged can be found on our website:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/community-infrastructure-levy/>

7.2 The Mayoral CIL charge would be £50 per sqm. As the development is within Zone B (rest of Camden), the Camden CIL charges would be £500 per sqm for the residential floorspace and £25 per sqm for the A3 floorspace.

8. Planning application information

8.1 In order to ensure your applications are valid, the following information will be required to support the planning applications:

Camden Wharf building

- Completed and signed planning application forms for Full Planning Permission;
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Design & Access Statement;
- Planning Statement;
- Daylight & Sunlight Assessment;
- Noise, Vibration, Ventilation Assessment;
- Construction Management Plan pro-forma;

- Sustainability Statement;
- Energy Statement;
- Transport Assessment;
- Completed CIL form;
- The appropriate fee – £4,235 – based on 779sqm of A3 floorspace;
- Please see [supporting information for planning applications](#) for more information.

Open University building

- Completed and signed planning application forms for Full Planning Permission;
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Design & Access Statement;
- Planning Statement;
- Daylight & Sunlight Assessment;
- Construction Management Plan pro-forma;
- Sustainability Statement;
- Energy Statement;
- Transport Assessment;
- Completed CIL form;
- The appropriate fee – £3,465 – based on 9 residential units (£385 x 9);
- Please see [supporting information for planning applications](#) for more information.

8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on each of the proposed sites. The Council must allow 21 days from the consultation start date for responses to be received.

8.3 Whilst the Open University site does not trigger the requirement for determination by Planning Committee, it is considered that as the proposal is intrinsically linked to the Camden Wharf scheme, that both applications should be determined at the same Planning Committee. This is due to the Camden Wharf scheme involving the erection of a building containing more than 500sqm of non-residential floorspace.

9. Conclusion

9.1 The proposal has made positive steps since the initial round of pre-application discussions. It is considered that the proposals for the Camden Wharf and Open University are considered acceptable additions in design and conservation terms. The urban design alterations to the Camden Wharf building will need to be designed to a high standard whilst ensuring that the transport requirements of the site are met.

- 9.2 However, more detail is required for both applications in order for officers to understand the proposals in finer detail with regards to detail and materials.
- 9.3 More detail is required within both applications to demonstrate that the amenity impacts will be kept to a minimum in terms of noise, daylight/sunlight and overlooking. It is considered that the proposed amount and mix of uses are compliant with policy DP1 provided that the currently proposed floor spaces remain the same.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Ian Gracie (0207 974 2507)

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Ian Gracie

Planning Officer
Planning Solutions Team