

JWP/AJH/DP4447

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Dear Ms Henry,

**UNITS 7A, 8, 9, 10 AND 11, KENTISH TOWN BUSINESS CENTRE, REGIS ROAD,
LONDON, NW5 3EW – APPLICATION FOR FULL PLANNING PERMISSION**

On behalf of our client, Angelana Investments Ltd, we are pleased to enclose a full planning application for the above site. The planning application proposes:

'Extension and facade alterations to Units 8, 9, 10 and 11 to provide additional floorspace (mixed Class B1/B2/B8 Use) and extension/alteration to Unit 7a to provide additional floorspace (Class B1(c) Use), to form a coherent terrace of 5no. commercial units arranged over ground and three upper floors, and; associated works incidental to the proposed development.'

Planning Application Submission

This minor planning application comprises the following documentation:

1. Full Planning Application Form and Ownership Certificate;
2. Site Location Plan, prepared by URL;
3. Site Plan, Existing and Proposed Plans, Elevations and Sections, prepared by URL; and
4. Design & Access Statement, prepared by URL.

A Community Infrastructure Levy Additional Information Form has also been submitted.

The planning application has been submitted via the Planning Portal (ref. PP-05990323). The planning application fee has been calculated based on the proposed floorspace uplift (+1,001sq.m GEA) and has been paid directly by the Applicant. The application itself is a 'minor' given the proposed floorspace is less than 1,000sq.m (+906sq.m GIA).

This letter explains the background to the Site and its recent planning history, the proposed development and provides a proportionate assessment of the key planning considerations.



Background

This planning application follows the recent withdrawal of a very similar proposal on a slightly larger site which benefited from a resolution to grant planning permission (subject to completion of a Section 106 Agreement), having been referred to Planning Committee in August 2016 (ref. 2016/0488/P).

The revised scheme subject of this application has been amended to exclude Unit 7 which formed part of the previous resolution to grant scheme. We discussed the rationale for this change around the time that the aforementioned application was withdrawn, noting that the revised scheme is otherwise identical and should therefore be expected to progress towards a decision fairly quickly, subject to consideration of any changes in the planning policy landscape since the resolution was made in August 2016.

As you are aware, the Site forms part of the Kentish Town Business Centre located on the north side of Regis Road, in close proximity to Kentish Town Underground Station. The Site consists of 5no. commercial units (Nos. 7a, 8, 9, 10 and 11). With the exception of Unit 7a, all of the existing units are identical in external design. They are each 2 storeys tall with corrugated metal clad facades and provide in the order of 218sqm (GIA) existing floorspace. Car parking is provided to the front of each unit within the wider Business Centre car park.

Unit 7a is a modern insertion between Units 7 and 8 and was constructed pursuant to planning permission ref 2004/2496/P. It is 3 storeys tall comprising coloured glass curtain walling to its primary elevation fronting Regis Road with brickwork to the rear.

The Site is designated in the Camden development plan as an Industry Area (Kentish Town Industrial Area). The application site also forms part of a much wider Kentish Town Potential Development Area (KTPDA) (Regis Road site), as defined by Policy SP2a of the Kentish Town Neighbourhood Plan (adopted 2016) – this designation is also reflected in the emerging Camden Local Plan which underwent examination in early 2017 and is expected to be adopted in the coming months.

The existing buildings are not listed and the Site is not within a Conservation Area. From a simple development planning perspective, the Site is very much unconstrained.

Proposed Development

The proposed development is identical to the earlier resolution to grant scheme, with the exception of Unit 7 having been omitted.

The proposed development seeks to add two additional storeys to Units 8, 9, 10 and 11, increasing the height of these buildings from 5.2 metres to 10.7 metres with a new roof profile, and replacement of the front facades (the steel frame, floor structures and party walls would all be retained). Unit 7a is subject to a single additional floor and alteration to the existing roof. The



planning framework has been developed in accordance with the Neighbourhood Plan and soon to be adopted Camden Local Plan.

It is relevant to note that by definition this is a minor planning application – there is no conceivable reason why this development could ever prejudice comprehensive development of the wider area, particularly in the absence of any emerging planning framework. The proposed development is therefore considered to comply with Policy G1 (Delivery and location of growth) and E2 (Employment premises and sites).

Concluding Remarks

We trust that you have sufficient information to validate, register and determine this planning application within the statutory timescales. We would be happy to provide paper copies of the submitted documents upon request. Should you have any queries or require any further information, please contact me or Jim Pool at this office.

Yours sincerely,

ALAN HUGHES

Associate

DP9 Ltd