

2017/5159/P
3 Hargrave Place

Obote

Permission granted 2014/3714/P explicitly states that B1c be built. It has not. Awkward, convoluted spaces with pillars, supporting the upper floors, creating gangway spaces of 0.6m, 1.5m, 2m and 2.5m. Entrance door heights are just over 2m.

The ground floor conforms to *Camden's CPG guidance [at 2014] of acceptable B1c commercial build criteria* only in floor to ceiling height.

The applicant had no intention to build B1c space; they have built poor office space and now want the change. **Camden should resist.**

It already sets a very poor example of vigilance of an application.

Officers should refuse this application.

Camden Planning department can't be seen to be impotent in relation to any developer, especially not this one who has already railroaded the Council in relation to ground and lower ground build at 51 Werrington Street.

I wish to be kept informed about the progress of this application.

Gill Scott
48 Rochester Place
London NW1 9JX



applications as listed on the Camden website

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2017/5159/P	3 Hargrave Place London N7 0BP	Variation of condition 3 (the ground floor commercial premises shall only be used for light industrial purposes (Class B1c) and no other uses within the B1 use class) of planning permission 2014/3714/P dated 18/11/2014 for: erection of 4 storey building comprising light industrial unit (Class B1(c) on ground floor and 6x flats on upper floors following demolition of existing light industrial unit. namely, the use of the ground floor to include all uses within B1 use class.	REGISTERED	03-11-2017	
2017/5162/P	Former 1-7 Hargrave Place London N7 0BP	Installation of 2 x external air conditioning condenser units (retrospective)	REGISTERED	28-09-2017	
2015/7240/P	1-7 Hargrave Place London N7 0BP	Details of photovoltaics and green roof as required by conditions 5 and 6 of planning permission 2014/3714/P dated 18/11/2014	FINAL DECISION	07-01-2016	Granted
2015/1908/P	1-7 Hargrave Place London N7 0BP	Alterations to front and side ground floor elevations and upper floor windows, and conversion of ground floor servicing and parking yard to internal floorspace in building approved under planning permission 2014/3714/P dated 18/11/14.	FINAL DECISION	16-04-2015	Granted
2014/7872/P	1-7 Hargrave Place London N7 0BP	Details pursuant to condition 10 (ground investigation report) of planning permission granted on 18/11/14 (reference 2014/3714/P) for erection of 4 storey building comprising light industrial unit on ground floor and 6x flats above following demolition of existing light industrial unit.	FINAL DECISION	23-12-2014	Granted
2014/3714/P	1-7 Hargrave Place London N7 0BP	Erection of 4 storey building comprising light industrial unit (Class B1(c)) on ground floor and 6x flats on upper floors following demolition of existing light industrial unit.	FINAL DECISION	11-06-2014	Granted Subject to a Section 106 Legal Agreement
8600156	1-7 Hargrave Place N7	Erection of single-storey light industrial workshop with ancillary office and yard as shown on drawing no. 1HP/SK2.	FINAL DECISION	30-01-1986	Grant Full or Outline Perm. with Condit.

original application: 2014/3714/P *from officer's report*

2014/3714/P

1-7 Hargrave Place, N7 OBP
OFFICERS' REPORT [Rob Tulloch] granted 18.11.2014

Land use

Re-provision of employment floorspace

6.2 The existing building currently provides approximately 190sqm of commercial floorspace over a single storey with an adjacent 67sqm service yard and outdoor storage shed. The site is currently occupied by a mattress manufacturer, and the site was previously owned by the Council until being disposed of in December 2013.

6.3 The applicant seeks to re-provide employment floorspace at ground floor level with a proposed commercial unit of approximately 172sqm, with a 62sqm service yard and storage shed in the same location as existing. Due to the necessity of providing a residential entrance and bin/cycle storage, the proposal would result in a slightly reduced quantum of commercial floorspace (8.5% loss), which is not considered significant and would not affect the viability of a future business, furthermore the proposal would also provide new residential floorspace. As such, the proposal is considered to comply with policies CS8 (Promoting a successful and inclusive Camden economy) and DP13 (Employment premises and sites).

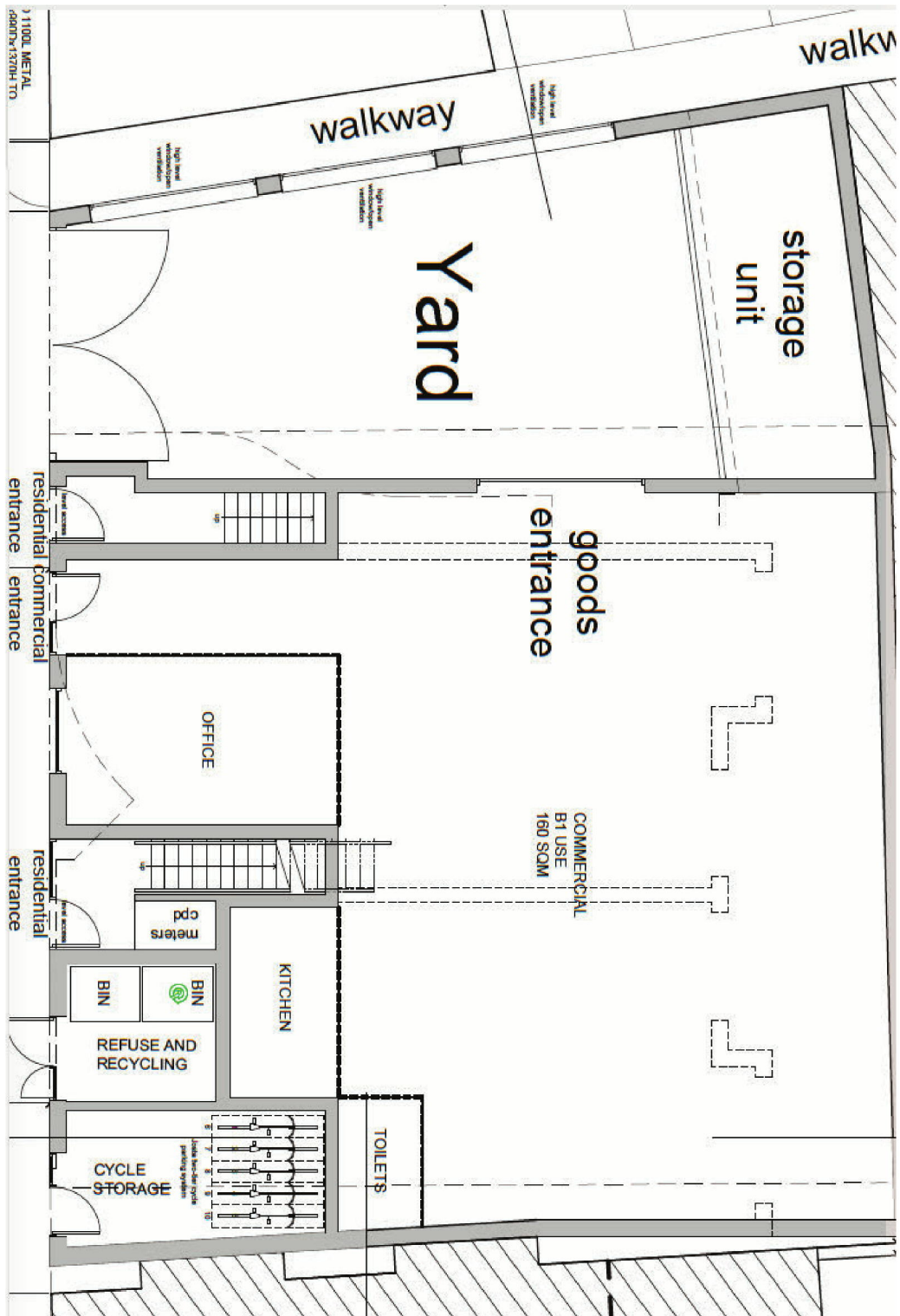
6.4 Due to the limited supply of sites and premises suitable for light industrial, storage and distribution uses, the LDF seeks to protect such sites above the normal protection of general office space. As such, it has been agreed with the applicant that the proposed commercial floorspace would be light industrial (Class B1c), not general B1 floorspace, which could include office and of which there is no shortage of in the borough. This will be secured by condition.

Condition(s) and Reason(s):

3 Notwithstanding the provisions of Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, **the ground floor commercial premises shall only be used for light industrial purposes (Class B1c) and no other uses within the B1 use class.**

Reason: To ensure that the future occupation of the building does not adversely affect the provision of employment floorspace in the borough in accordance with policy CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.

application: 2014/3714/P proposed ground floor



application: 2015/1908/P supporting documentation



Mr Josh Moore
Hargrave Developments Ltd
93 Bell Lane
London
NW4 2AR

12th March 2015

Dear Mr Moore

**RE: 1-7 Hargrave Place, London, N7 0BP
Planning Reference - 2014/3714/P**

Following our recent meeting and telephone conversations to discuss the above project we understand you would like us to begin marketing the ground floor Class B1(c) light industrial unit.

On inspection of the approved plans it is our suggestion that the unit would benefit from additional internal floor space. This could be achieved by the loss of the vehicle undercroft (Yard) which in turn has the benefit of avoiding vehicles crossing over the public footpath. This would increase the gross internal floor area from 160sqm to 240sqm. The additional internal floor space would make the unit far more attractive for any future occupier and in our opinion the vehicle undercroft (yard) is unnecessary for a unit of this size.

It is our opinion that should a minor amendment to the above approval (as detailed in the submitted application) be successful then this would increase substantially the rental appeal of this light industrial unit as the unit would be far more attractive to any future tenant if it was enlarged.

I look forward to hearing from you soon so that we can begin marketing the property in the very near future.

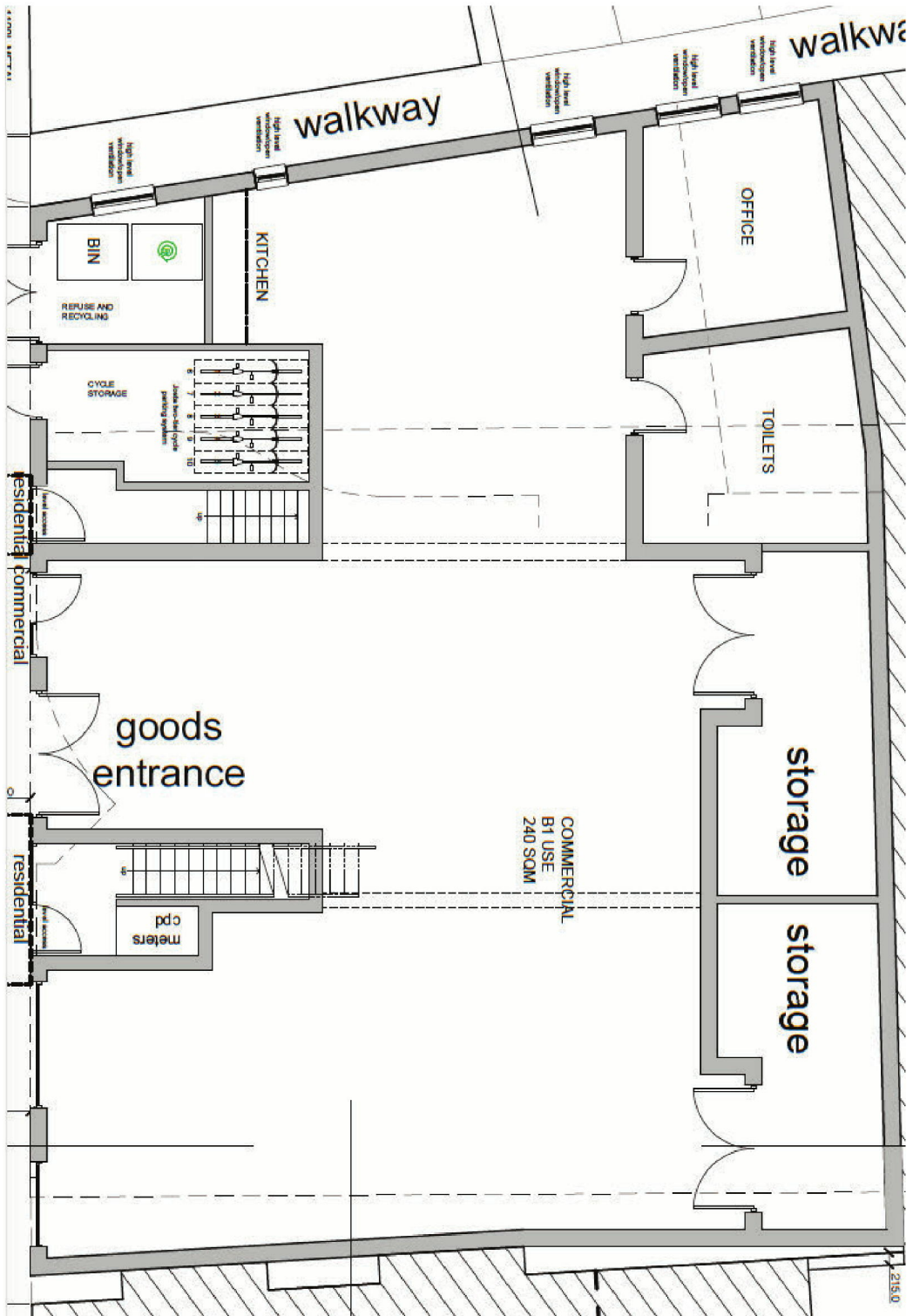
Yours sincerely,

A solid black rectangular box used to redact the signature of David Matthews.

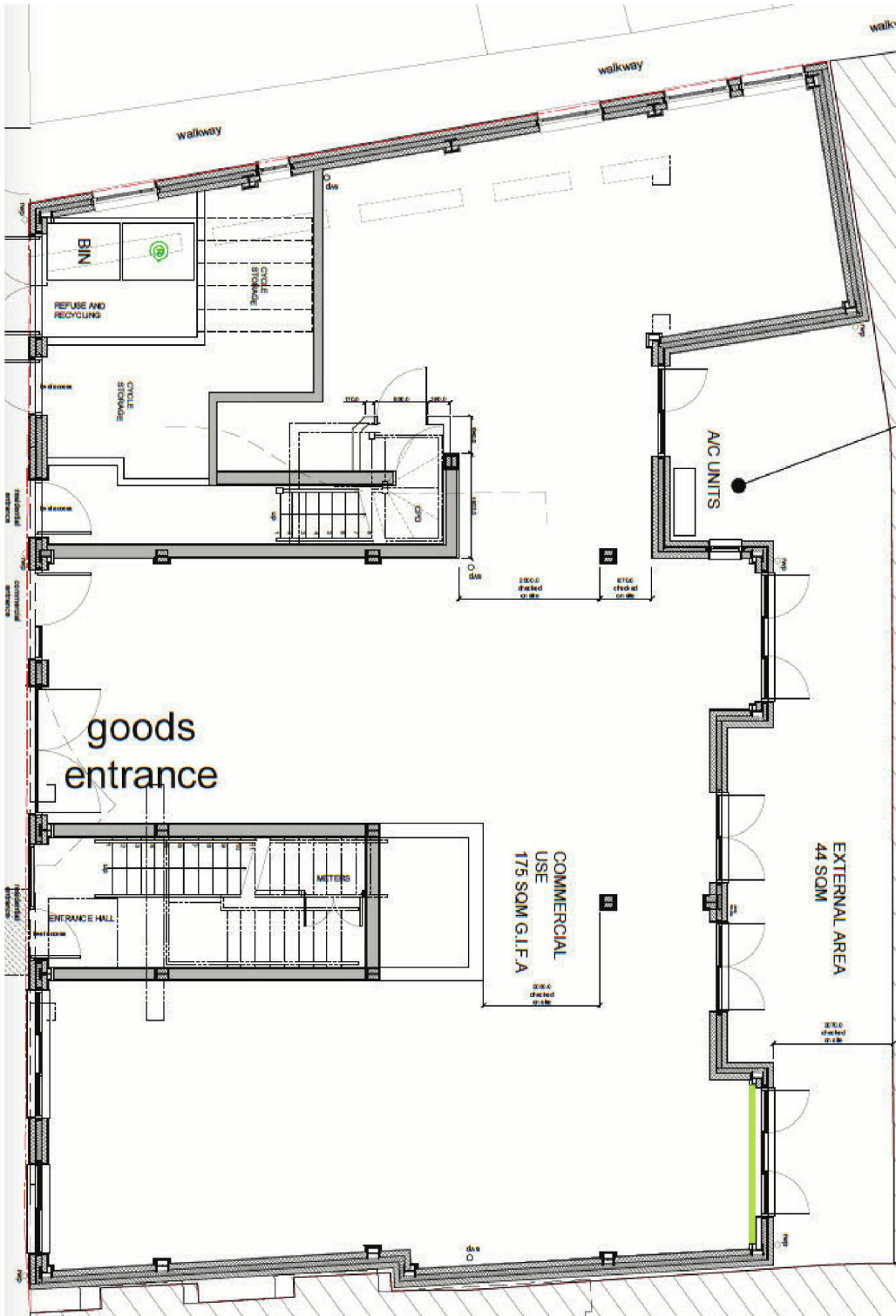
David Matthews

174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com

application: 2015/1908/P proposed ground floor



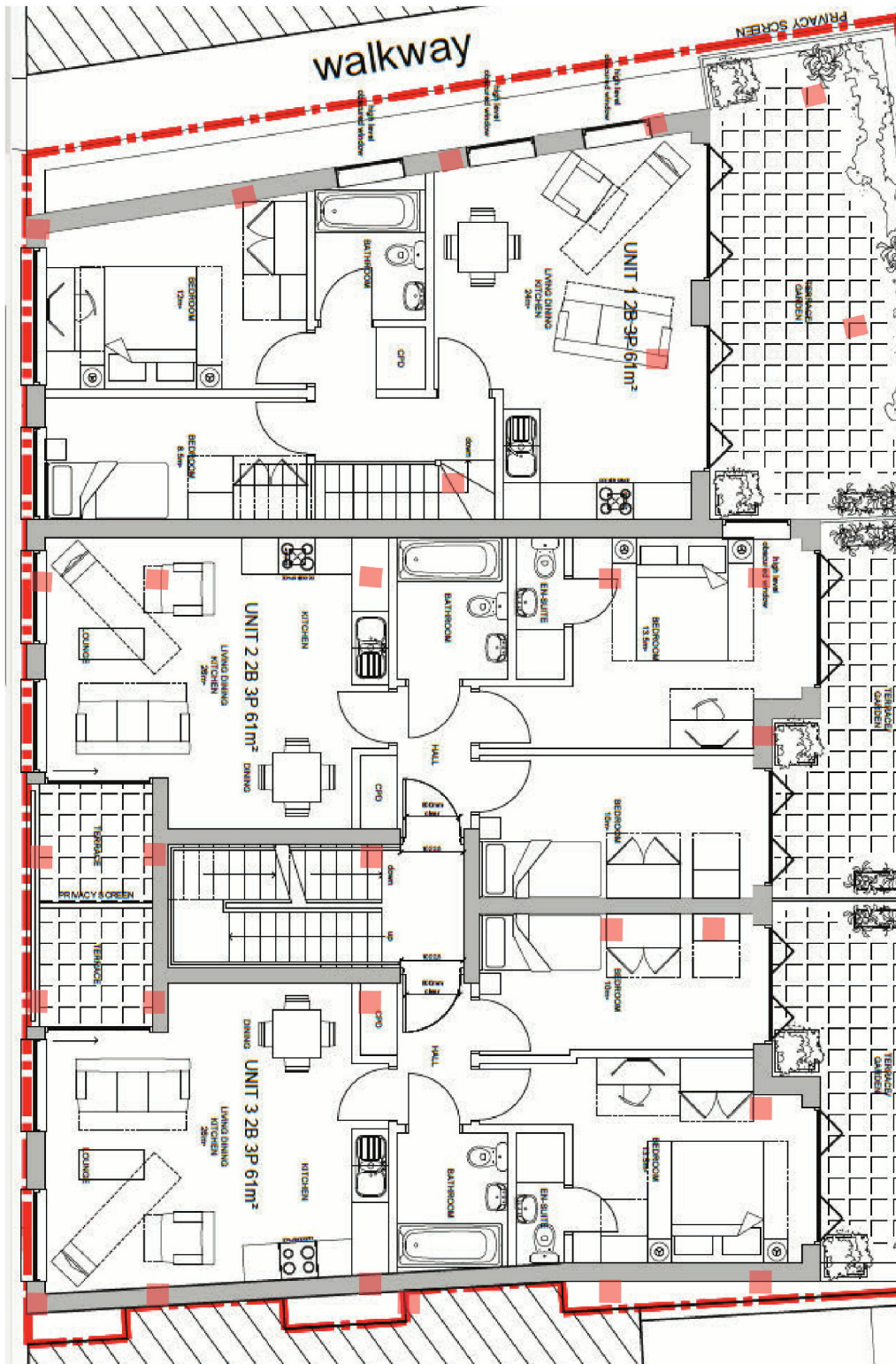
application: 2017/5162/P retrospective a/c units existing ground floor as built



application: 2017/5159/P existing ground floor as built note pillars



application: 2014/3714/P proposed first floor build *does not fit over existing ground pillars*



application time line leading to 2017/5159/P

2014/3714/P

1-7 Hargrave Place, N7 OBP
OFFICERS' REPORT [Rob Tulloch] granted 18.11.2014

Re-provision of employment floorspace

a proposed commercial unit of approximately 172sqm, with a 62sqm yard
drawing indicates: B1c commercial 158.5 sq.m; 76.2sq.m storage and yard
Never built to these drawings

2015/1908/P

1-7 Hargrave Place, N7 OBP
Officer Rob Tulloch granted 10.06.2015

Alterations to ground floor

Alterations to front and side ground floor elevations and upper floor windows,
and **conversion of ground floor servicing and parking yard to internal
floorspace** in building approved under planning permission 2014/3714/P
dated 18.11.14
Never built to these drawings

Flats start to be occupied under lease from 27.05.2016

Ground floor occupied under lease from 30.01.2017

2017/5162/P

1-7 Hargrave Place, N7 OBP
registered 28.09.2017
retrospective: installation of 2x external air conditioning condenser units.
plans include drawings showing **as built**:
external area 44sq.m; B1c commercial 172 sq.m

2017/5159/P

3 Hargrave Place, N7 OBP
registered 03.11.2017

Variation of condition 3 [the ground floor commercial premises shall only be
used for light industrial purposes (class B1c) and no other uses within the
B1 use class] of planning permission 2014/3714/P dated 18.11.2014
– to the use of the ground floor to include all uses within B1 use class.

plans include drawings showing: *as application 2017/5162/P*
as built external area 44sq.m; B1c commercial 172 sq.m

Permission granted 2014/3714/P explicitly states that B1c be built. It has not.
Awkward, convoluted spaces with pillars, supporting the upper floors, creating
gangway spaces of 0.6m, 1.5m, 2m and 2.5m. Entrance door heights are just
over 2m. They only conform to *Camden's CPG guidance [at 2014] of acceptable
B1c commercial build criteria* in floor to ceiling height.
The applicant had no intention to build B1c space; they have built poor office
space and now want the change. Camden should resist.

Officers should refuse this application.

from
Gill Scott
48 rochester Place, NW1 9JX

studio@gillscott-design.co.uk
020 7485 6890



Dear Obote

I write to object to the Change of Use class proposed in Camden Planning Application 2017/5159/P.

The proposal is against Kentish Town Neighbourhood Plan Policy SW1 (adopted 2016) in support of Small to Medium Sized businesses; and Camden Local Plan Policies E1 and E2 (adopted July 2017).

This Application is in my opinion a Trojan Horse Application, as the ground floor as built does not appear to match the proposals as submitted/Approved for construction. Specifically: gangway spaces of 0.6m, 1.5m, 2m and 2.5m; and Entrance door heights at just over 2m are insufficient to support B1c use.

Camden Local Plan Policy E1 Economic Development a) and b) seeks to "maintain a stock of premises for firms of differing sizes on a range of terms and conditions" and g), i) "safeguarding existing employment sites and premises in the borough that meet the needs of industry and other employers". There is already a cluster of businesses in the creative sector in the adjacent Hampshire Street, and adjacent to the Unicorn PH nearby on Camden Road which could benefit from the existing B1c premises this application proposes to lose.

As noted in the Camden Local Plan Policy E2 Employment sites and Premises (adopted July 2017), Camden will "resist development of business premises unless it is demonstrated ... that the possibility of retaining, reusing the site has been fully explored over an appropriate period of time" and that d) "the redevelopment retains existing business on the site as far as possible & in particular industry, light industry & warehouse/logistics use that support the function ... of the local economy".

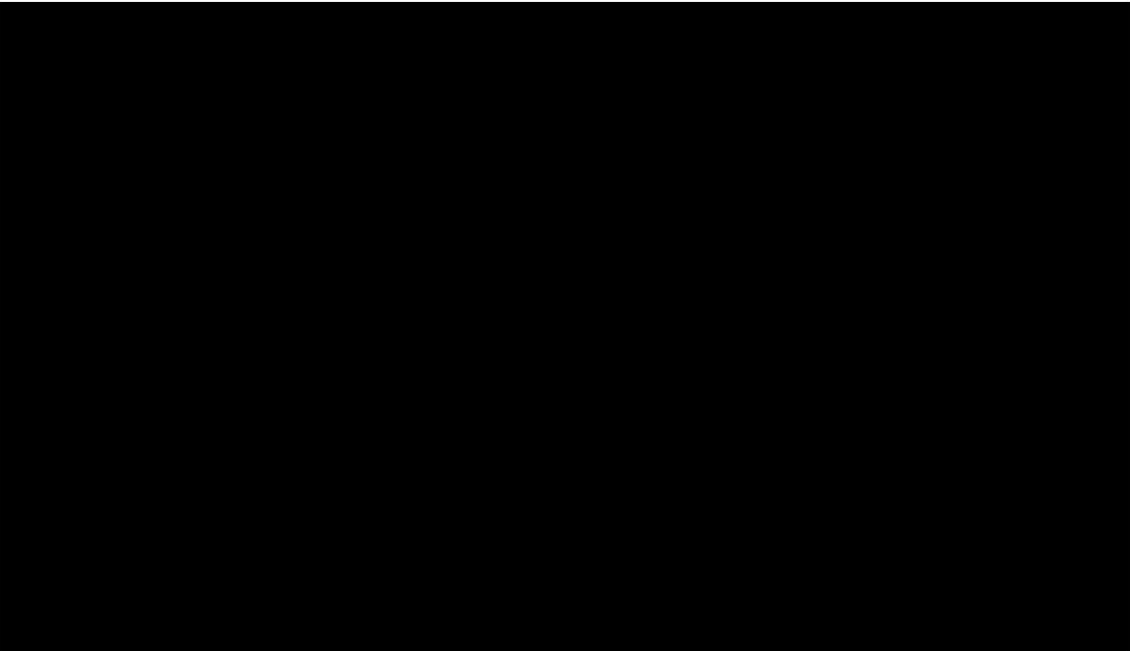
As a regular visitor to Hargrave Place I cannot recall ever seeing signage indicating Drivers & Norris were marketing this property. In my opinion, Application 2017/5159/P is a stepping stone, to facilitate a future change from Light industrial / office use to residential. The same developer has already followed a similar pattern of 'development by stealth' in relation to ground and lower ground build at 51 Werrington Street,

NW1; and is pursuing this strategy here, and in the adjacent property in Hargrave Place N7. By applying separately to develop 1-7 & 9/9a Hargrave place, he has sidestepped a responsibility to make any provision for social housing.

In due course (within 18 months) I would expect the applicant to apply for a further change of use seeking to convert from Class B1 to Accommodation.

I urge you to resist the proposed change for the benefit of future residents & Entrepreneurs/job creators within the existing Local community and refuse this application.

George Hanna
22c Huddleston Road
London
N7 0AG



Dear Obote

I would like to register my OBJECTION to planning application 2017/5159/P concerning 3 Hargrave Place.

The application intends to re-organise the property and demolish the light industrial area with the aim of constructing new residential accommodation on the site in its place.

I object for the following reasons:

- ∞Camden has a shortage of light industrial spaces and the former building on this site was a factory which provided employment and contributed to the economy
- ∞Increasing the number of residents in on this site could compromise the successful operation of the traditional pub next door due to issues of noise and smokers outside

I also refer you to the comments of Gill Scott who has drawn attention to the fact that The ground floor conforms to *Camden's CPG guidance [at 2014] of acceptable B1c commercial build criteria* only in floor to ceiling height.

The applicant had no intention to build B1c space; they have built poor office space and now want the change. **Camden should resist.**

It already sets a very poor example of vigilance of an application.

Officers should refuse this application.

Please keep me up to date with the progress of this application and thank you for reading my objection.

regards
Richard Lewis

27 Shepherd House
York Way Estate
London
N7 9QB

