

8 January 2018



VIA PLANNING PORTAL

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Dear Sir / Madam,

PLANNING APPLICATION FOR INSTALLATION OF EXTERNAL PLANT AND ASSOCIATED WORKS

341 KENTISH TOWN ROAD, LONDON, NW5 2TJ

PLANNING PORTAL REF. PP-06620854

On behalf of our client, Carebrook Ltd, Savills is instructed to submit a full planning application for the installation of external plant and associated works at 341 Kentish Town Road, London ("the site").

Accordingly, please find enclosed:

- Application form and Ownership Certificates;
- Site Location Plan;
- CIL Form;
- Various drawings:
 - TD17/PM57/7.2 Rev A (Existing HVAC Plant Area Elevations); and
 - TD17/PM57/7.3 Rev A (Proposed HVAC Plant Area Elevations)
- Noise Impact Assessment (KR Associates (UK) Limited, v1.1 3 January 2018)

A cheque for £385.00 to cover the application fee will follow under separate cover given this submission via the Planning Portal.

Site Description

The site relates to a four storey building located on the western side of Kentish Town Road, to the north west of Kentish Town town centre. The site falls outside of the Kentish Town Conservation Area and is not a statutory or locally listed building. Kentish Town Road is characterised predominantly by ground floor commercial uses, such as retail and food and drink uses, with offices and residential uses to the upper floors.

The rear elevation to which this application relates is constructed of pale brickwork. The application relates to the rear courtyard area which has an number of existing services, ducting and vents and well as an emergency escape platform and staircase down into the rear courtyard. The rear courtyard area is also used for the storage of refuse bins. Two existing items of plant (CU1 & CU3, as shown on the drawings) are present beneath the staircase.

Proposals

Planning permission is sought for the installation of external plant and associated works. The works are is described and illustrated on the submitted drawings and supporting application documents. Existing external



plant will be repositioned and new external plant installed alongside at low level on the rear elevation of the site. The proposed plant will improve air conditioning to the unit.

Planning Policy Context

This section provides an overview of the most pertinent planning policy context against which the application will be considered at a national, regional and local level, notwithstanding other material considerations. This does not seek to be exhaustive.

National Planning Policy Framework (March 2012)

The National Planning Policy Framework ("NPPF") provides general advice alongside the presumption in favour of sustainable development. Section 1 encourages LPAs to promote economic growth, create jobs and prosperity by ensuring that the planning system does everything it can to support sustainable economic growth. Paragraph 19 notes that planning should act to encourage and not act as an impediment to sustainable growth.

Paragraph 57 expresses the importance of planning positively for the achievement of high quality and inclusive design for all development and to establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit. The NPPF promotes good design and notes that "significant adverse impacts" from noise should be avoided.

Paragraph 23 of the NPPF notes that "planning policies should be positive, promote competitive town centre environments and... recognise town centres as the heart of their communities and pursue policies to support their viability and vitality..."

Development Plan

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan relevant to the application site comprises:

- London Plan (March 2016);
- Camden Core Strategy (November 2010); and
- Camden Development Policies (November 2010).

The most pertinent national and development plan policies relevant to the determination of this application are summarised below.

London Plan (March 2016)

- Policy 7.15 (Reducing and Managing Noise...) sets out several means by which the planning system should seek to minimise noise.

Camden Core Strategy (November 2010)

- Policy CS5 (Managing the Impact of Growth and Development) identifies that the LPA will manage the impact of growth and development in Camden, protecting the amenity of its residents and visitors by making sure the impact on neighbouring occupiers is considered and balances the needs of development; and
- Policy CS14 (Promoting High Quality Places and Conserving our Heritage) notes that development will be required to be of the highest standard, respecting local context and character. The policy also seeks to preserve and enhance the Borough's rich and diverse heritage assets and their setting, including conservation areas and listed buildings.

Camden Development Policies (November 2010)

- Policy DP12 (Supporting Strong Centres and Managing the Impact of Food, Drink, Entertainment and Other Town Centre Uses) notes that the LPA will ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours;
- Policy DP24 (Securing High Quality Design) notes that the LPA will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design considering character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building; materials; and delivering visually interesting frontages at street level;
- Policy DP26 (Managing the Impact of Development on Occupiers and Neighbours) notes that the LPA will protect the amenity of neighbouring occupiers, considering matters such as visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels; and noise and vibration levels; and
- Policy DP28 (Noise and Vibration) notes that the LPA will seek to ensure that noise and vibration is controlled and managed.

Assessment

As part of refurbishment works at the site the installation of external plant and associated works is required to the rear of the site, in an area currently used for external plant. It is proposed to install three items of modern plant (CU2, CU4 & CU5) to ensure quiet and energy efficient plant is in operation at the site as well as relocating two existing items of plant (CU1 & CU3) and forming a small opening to allow for a new louvre grille. In doing so, there are considered two key matters in the determination of this planning application – design and amenity. These matters are assessed in turn in the paragraphs below.

Design

The external plant will be positioned at low level affixed to existing walls the rear elevation beneath the emergency staircase (the location of the existing plant) and to the opposite wall. Given the siting on the rear elevations, within the rear courtyard, views of the plant will be very discrete and in the most appropriate location for the site. The rear courtyard has very limited visibility from the public realm, given its setting towards the very end of York Mews and with minimal views through from Regis Road.

The plant will not obscure any architectural or significant features of the building and therefore the proposals would not have any adverse effect on the character or appearance of the building or its setting and the proposal respects the scale, design, materials and finishes of the existing building. As such, the siting of plant and associated works in this location are not considered to result in any material impact upon the external appearance of the building, its setting within the streetscene. The plant is therefore considered acceptable when assessed against Policies CS14 and DP24 and the design objectives of the NPPF.

Amenity

The area offers a suitable location for plant in terms of practical maintenance while avoiding negative amenity implications. The accompanying Noise Impact Assessment concludes that, based on the assessment of all external and audible plant, the proposed external plant can operate within required standards without the need for specific noise mitigation measures. The proposed plant will not have a detrimental impact upon the amenity of the nearest noise sensitive premises, determined as the residential properties situated on the upper floors of the site. It is concluded the external plant will not have any material impact to amenity of neighbouring occupiers and is therefore considered to be in accordance with Policies CS5, DP12, DP26 and DP28 of the development plan as well as the objectives and direction of the NPPF.

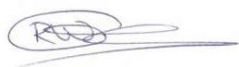
Conclusions

The proposal is for the installation of external plant, relocation of external plant and associated works at low level in the external courtyard to the rear of the subject site. The proposals are considered compliant with national and development plan policies in that it offers a suitable design response and the plant operations will not adversely affect the nearest noise sensitive properties. It follows that there is full justification for the approval of this full planning application.

I look forward to receiving confirmation that the application has been registered in due course and I would welcome the opportunity to discuss the details of the application with the appointed Case Officer at the earliest opportunity.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Rhys Govier", with a long horizontal flourish extending to the right.

Rhys Govier
Associate

Enc. As above