



48 Churchway

Planning Statement

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1. Introduction

- 1.1 This planning statement has been prepared by DP9 on behalf of Moorgarth Living (“the applicant”) in support of an application for planning permission concerning 48 Churchway, (“the site”) which is located within the London Borough of Camden (“the local planning authority”).
- 1.2 The site contains an existing single storey building plus basement. Permission is sought for the partial demolition of the existing building above ground level, followed by the erection of a replacement building of ground plus three storeys. The retained parts of the existing building will be refurbished, including replacement of the existing dual pitched roof.
- 1.3 This planning statement describes the planning case for the development. It assesses the proposal in the context of adopted planning policy at a national, regional and local level, plus associated national planning policy guidance and any other material considerations.
- 1.4 This planning statement is structured as follows:
 - Section 2 describes the site and the surrounding context
 - Section 3 summarises the site’s relevant planning history
 - Section 4 summarises the pre-application discussions
 - Section 5 describes the proposed development in detail
 - Section 6 provides an assessment of the final proposals
 - Section 7 provides a summary and conclusion

2. The Site & Surrounding Context

- 2.1 The application site is a narrow, rectangular shaped plot located on the eastern side of Churchway, north of the Euston Road within Somers Town. It contains an existing single storey building (plus basement) with a dual pitched roof. The building presents a single storey, blank elevation to Churchway behind a small forecourt, and is located in-between two five-storey buildings.
- 2.2 Churchway runs parallel to Chalton Street, which is to the east. The existing building has an entrance on Churchway, but it also directly accessible from 41 Chalton Street, which is the building directly to the rear of the site. 41 Chalton Street and 43 Chalton Street next door, are connected internally also. All three buildings are currently in B1 business use.
- 2.3 None of the buildings described above are listed and the application site is not located within a conservation area, however Nos. 39 – 41 and 43 Chalton Street to the rear of the site, and the Seymour and Winsham Buildings on Churchway, (located either side) are identified as locally listed buildings (non-designated heritage assets).
- 2.4 Chalton Street has a commercial character whilst Churchway has a residential character. The site lies outside the boundary of the Central London Area and the Camden Central Activities Zone (CAZ) but within the boundary of the Euston Opportunity Area.
- 2.5 The site is highly accessible by modes of public transport, owing to its location between Kings Cross St Pancras and Euston stations. As such the site's PTAL rating is the highest rating available (PTAL 6b).

3. Planning History

3.1 DP9 have undertaken a review of the local planning authority's online planning register. There is one planning application of relevance to the proposal which is filed under Camden reference 2016/6599/P. The application was submitted on behalf of the previous site owner.

3.2 Following the submission of application 2016/6599/P members of Camden's planning committee resolved to grant planning permission, subject to the completion of a s106 agreement. The development proposals concerned 41 - 43 Chalton Street and the application site (48 Churchway) which is referred to as the "two-storey link building" in the application's description of development (repeated below).

"Erection of full height rear extension at 41-43 Chalton Street frontage; erection of 4 storey plus basement infill building, following demolition of existing single storey building at Churchway frontage and replacement two storey link building to connect the Charlton Street and Churchway frontages across the site; alterations at roof level of 41 and 43 Chalton Street to include dormer and terrace, and installation of plant equipment at roof level; to provide additional office space (Class B1 Use Class)."

3.3 In August 2018, following the completion of the s106 agreement, the planning permission was issued. The permission authorises the complete demolition of the existing single storey (plus basement) building on the site, and the erection of a replacement four storey building facing Churchway, along with a new single storey building to the rear. The permission also includes internal and external works to 41 and 43 Chalton Street, though these buildings are not included within the current proposals, and there is less demolition of the existing building now proposed.

3.4 At the time of this planning application submission, the extant permission described above has not been implemented, but remains capable of being built out by the current site owner.

4. Pre-Application Discussions

- 4.1 The National Planning Policy Framework (NPPF2) places an emphasis on pre-application engagement and front-loading the planning application process generally. Paragraph 39 provides that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 4.2 Following acquisition of the site by the current owner, the proposals which have now been granted planning permission (2016/6599/P) were reviewed in detail, and it was considered that the previous scheme had weaknesses which could be improved upon. On this basis, the applicant undertook pre-application discussions with the Council in early 2018.
- 4.3 Proposals for a broadly similar scheme to that which has been consented were submitted for discussion, however the main differences were as follows:
- A reduction in the amount of extensions to 41 and 43 Chalton Street. The new core that was previously proposed to the rear of 41 Chalton Street was omitted, as was the rooftop extension above 43 Chalton Street
 - The replacement ‘butterfly roof’ to the single storey dual-pitched roof building was omitted in favour of a more refined architectural approach, which celebrated the industrial form of the existing building’s roof structure. This has been carried through to the current application
 - An alternative design approach to the new ‘infill’ building facing Churchway, but broadly replicating the height previously agreed with planning officers and planning committee members. This has also been carried through to the current application proposals
- 4.4 Following a meeting with planning and conservation officers on site, and a further presentation by the planning officer to the Council’s design officer, the Council issued it’s written pre-application response.

- 4.5 Feedback was given on several detailed points. In relation to the design of the proposed four-storey building facing Churchway, officers considered that the proposed building's height was well justified and is acceptable. They considered that the top floor of the proposed building, which would take the form of a recessed storey, was also an improvement.
- 4.6 In summary, the written advice concluded that the Council are supportive of the new design and consider it to be an improvement on the previous scheme that better responds to the site. The Council suggested that further consideration should be given to the ground floor entrance to animate and add interest to the street scene on Churchway. This feedback has been considered and the submitted design & access statement describes the design response.

5. The Proposed Development

5.1 The proposal follows the principles established by the existing planning permission, and the feedback given by the Council to the subsequent pre-application scheme submitted earlier this year. Since then the proposed development has been refined further and the submitted proposals now only relate to the Churchway site.

5.2 The proposed development comprises:

- Partial demolition to ground level of the existing single-storey (plus basement) pitched roof building (333sq.m GIA) followed by the erection of a replacement ground plus three storey office building (457sq.m GIA)
- Demolition and replacement of the remaining pitched roof structure at ground floor level and refurbishment of the ground floor and basement levels of the retained building (476sq.m GIA)
- Sustainability measures including provision of a BREEAM ‘Excellent’ building with a blue/green roof area to reduce surface water flows, and photovoltaic panels above to contribute to renewable energy generation
- Enhancement of the existing street scene along Churchway, through the removal of a dead frontage, and provision of a high quality, brick-built modern building that harmonises with the adjacent mansion blocks
- Improvements to the amenity of the area and surrounding residential properties generally, through the demolition of the existing roof structure, with an attractive modern replacement and creation of an attractive courtyard area to Churchway
- A car-free office scheme located with a highly accessible location, with dedicated short stay cycle parking, long stay cycle parking for office tenants, and an internal refuse store to keep business refuse off the public highway

6. Planning Assessment

- 6.6 Section 70(2) of The Town & Country Planning Act 1990 (as amended) and Section 38(6) of the Planning & Compulsory Purchase Act (2004) both require that applications for planning permission are determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 6.7 The Development Plan for LB Camden is as follows:
- The London Plan (2016)
 - The Camden Local Plan (2017)
 - Camden Planning Guidance (2018)
- 6.8 The site has no designation under the Camden Local Plan policies map (2018) which is the currently adopted spatial map showing how the Development Plan policies are applied to different areas within the administrative boundary.
- 6.9 However, the site is located within the boundary of the Euston Opportunity Area. The Euston Area Plan, which was jointly developed by Camden, the GLA and TfL, is the long-term strategic planning framework document to guide transformational change within the Euston Opportunity Area up until 2031, focussed around the redevelopment and transformation of Euston station.
- 6.10 In December 2017, the GLA published the Draft New London Plan (2017) for consultation.
- 6.11 In addition to the Development Plan policies, The Revised National Planning Policy Framework 2018 (NPPF2) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF2 constitutes statutory guidance that must be taken into consideration during plan preparation, and is a material consideration in planning decisions.
- 6.12 The National Planning Policy Guidance (NPPG) provides additional guidance and detail on how the policies within the NPPF2 should be applied.

Planning Policy Context

- 6.1 Paragraph 80 of The NPPF2 (July 2018) states that “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”
- 6.2 Policy 4.2 of the adopted London Plan (March 2016) concerns offices and provides that the Mayor and boroughs should support the “redevelopment of office provision to improve London’s competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for business of different types and sizes including small and medium sized enterprises.”
- 6.3 Policy G1, Delivery and location of growth of the Camden Local Plan provides that the Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by inter alia:
- a. Supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and other considerations relevant to the site.
 - b. Resisting development that makes inefficient use of Camden’s limited land.
- 6.4 Policy G1 provides that policies within the Plan seek to meet Camden’s objectively assessed needs to 2031 for 695,000sq.m of office floorspace. Policy states that development will take place throughout the borough, with the most significant growth expected to be concentrated in the growth areas of King’s Cross, Euston, and others.
- 6.5 The proposals will now be assessed against the aims and objectives of the relevant planning policies at a national, regional and local level. Relevant material considerations and other guidance are also considered as part of the assessment.

Principle of Development

- 6.6 The site is located within Somers Town which is between the designated King's Cross and Euston growth areas within the Camden Local Plan. Policy G1 of the Plan states that to meet Camden's office floorspace requirement, the majority of the projected growth is expected to be concentrated in these two areas.
- 6.7 The site is also located within the boundary of the Euston Opportunity Area as designated within the London Plan. The Euston Area Plan seeks to rejuvenate the area as a gateway to London, centred around an improved transport interchange at Euston station. It envisages that the area will be transformed, including the provision of between 180,000sq.m and 280,000sq.m of new employment floorspace, providing between 7,700 and 14,100 jobs.
- 6.8 The Euston Area Plan contains 11 objectives, including objective 5 which is to provide new spaces for existing and new businesses and [...] encourage new and innovative business sectors in the Euston area [...] to help achieve Camden Council's Knowledge Quarter aspiration for the area. The site also lies directly to the west of the King's Cross St Pancras Opportunity Area.
- 6.9 The site is therefore located within an area where growth in office floorspace is encouraged, both at a borough and city wide level. Specifically, Policy E1 Economic development, states that the Council will direct new office development to the growth areas, and support proposals that intensify employment sites and premises.
- 6.10 Policy E2, Employment sites and premises, provides that the Council will consider higher intensity redevelopment of business premises and sites that are suitable for continued use, including where the level of employment floorspace is increased, and the redevelopment retains existing businesses on the site. The current proposals increase the amount of business floorspace at the site, and allow the business tenants at 41 – 43 Chalton Street to remain in occupation.
- 6.11 The existing planning permission granted earlier this year, having regard to the planning policies discussed, also establishes the principle of the site's redevelopment.

Design

- 6.12 The site is located between two existing five-storey mansion blocks, the Seymour and Winsham buildings on Churchway. Currently, the site's frontage to Churchway is a blank, single-storey brick built building which detracts from the appearance of the street scene. Behind this is a long, narrow building with a dual pitched roof. Neither buildings are of architectural merit.
- 6.13 The proposal will enhance the street scene in this location through the construction of a new, high quality building that completes the street scene on this side of Churchway, and behind this, a refurbishment of the existing building including replacement roof structure. For the Churchway elevation, red brick is the predominant material proposed which reflects the mansion blocks either side.
- 6.14 Vertically aligned windows create a symmetrical projecting bay across the upper floors, whilst the ground floor includes a glazed 'shop front' which reflects the commercial use within, and animates the street scene as views will be possible from the pavement into the ground floor of the building. To the rear, the building extends beyond the established building line of the adjacent properties, and features London stock brick which again harmonises with the adjacent buildings.
- 6.15 The proposed design respects the local context and character, preserves the historic environment and comprises details and materials that are of high quality. The proposal therefore meets the objectives of Local Plan Policy D1, Design, and is undoubtedly an improvement upon the recently consented scheme. Please refer to the submitted Design & Access Statement for a full and detailed analysis of the proposed architectural design.

Daylight & Sunlight

- 6.16 The impact of the proposal upon the daylight and sunlight received by the neighbouring residential dwellings has been assessed. The report submitted with this planning application demonstrates that for impacts upon daylight, 100% of the neighbouring windows tested meet the BRE guidelines. In terms of impacts upon sunlight received, all rooms tested satisfy the BRE guidelines, with only

one minor transgression identified, which is negligible. In summary, it has been demonstrated that the impact of the proposal in this regard is acceptable, in accordance with Policy A1, Managing the impact of development within the Camden Local Plan.

Transport

- 6.17 The site is highly accessible by various modes of public transport, which is reflected by the PTAL rating of 6b (the highest available). Accordingly, the proposed development will be car free. The proposal provides cycle storage provision for the new building in compliance with the required levels within the adopted London Plan (2016). Eight long stay spaces, and two short stay spaces are proposed.
- 6.18 The submitted Transport Statement provides that 78% of all trips generated by the development at peak times will be undertaken by sustainable means including tube, bus and rail. The resultant trip generation is therefore both very low, and will be undertaken by sustainable means. Given the PTAL rating of the site, the impact upon the local transport network is likely to be unnoticeable.
- 6.19 The refuse and servicing requirements for the new building have also been analysed and the impacts are acceptable. The proposals therefore meet the objectives of the relevant policies contained within the Development Plan.

Sustainability

- 6.1 Camden Local Plan policy CC1, Climate change mitigation requires all development to minimise the effects of climate change by promoting zero carbon development and requiring all development to reduce carbon dioxide emissions through the application of the energy hierarchy.
- 6.2 The submitted energy strategy report demonstrates that the proposal will achieve 32.3% carbon reductions beyond Part L of the building regulations through on-site measures including renewable energy generation in the form of a rooftop PV array. The remaining carbon reduction of 2.7% in order to achieve a 35% reduction overall will be met through a carbon offsetting payment.

- 6.3 Policy CC2, Adapting to climate change, requires all development to adopt appropriate climate change adaptation measures, including the promotion of sustainable design and construction. The submitted BREEAM pre-assessment demonstrates that the new-build office building will achieve an exemplary BREEAM 'Excellent' rating, exceeding the requirement within Camden's Local Plan.

Environmental

- 6.4 Policy CC3 of the Camden Local Plan concerns Water and flooding. A flood risk assessment is submitted which assesses the risk of flooding at the site and describes the proposed drainage strategy for the scheme, including SUDS through the provision of green/ blue roofs. The measures described ensure that the proposal will achieve the relevant policy objectives, including the requirement to ensure there is no increase in surface water run-off rate post development.
- 6.5 In accordance with Policy A3, Biodiversity, a preliminary ecological appraisal is being submitted, which is based on both a desktop and site survey. The report demonstrates that the site has negligible or low potential to support all rare, notable or protected species and the scale and nature of the proposals will not give rise to any negative impacts upon designated sites for nature conservation. No formal ecology mitigation measures are therefore required.
- 6.6 A tree survey and arboricultural impact assessment has been undertaken in order to consider whether the construction and refurbishment works proposed have the potential to impact upon off site trees. There are two trees that could potentially be affected, both off site. The potential impacts upon these trees have been considered and it is confirmed that both trees can be retained and there are no arboricultural constraints to the proposal.
- 6.7 Policy A4 of the Camden Local Plan concerns noise and vibration. A background noise survey is being submitted which seeks to establish the existing noise climate at the site, in order to set future noise emission criteria for the proposed mechanical servicing plant that will be installed as part of the proposal. A plant noise assessment will be submitted in future, which can be conditioned by the Council as part of any planning approval.

- 6.8 Policy CC4, Air quality of the Camden Local Plan seeks to ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough, which has been declared an Air Quality Management Area. An air quality assessment is submitted which concludes that as there will be no traffic generated, and no energy centre proposed the proposal will comply with the requirement to be air quality neutral. Mitigation measures associated with the impacts of the construction period are suggested. The AQA also concludes that the resultant air quality will be suitable for the future occupiers of the office development.

7. Conclusions

- 7.6 Planning permission is sought for the redevelopment of the existing site, through the partial demolition of the existing building and construction of a new four-storey office building, and the refurbishment of the retained parts of the existing building. The refurbishment works will improve the condition of the existing building and contribute to a comprehensive scheme. As described within this planning statement, the proposals will rejuvenate the site and create an attractive development for commercial tenants, thereby contributing to the borough and London economy.
- 7.7 The site is located within the Euston Opportunity Area where policy at a regional and local level encourages new business floorspace and the improvement of existing business floorspace. The proposals are entirely aligned with these Development Plan policy objectives, and with the Government's stated intention for the planning system which is to ensure that it supports sustainable economic growth.
- 7.8 This planning statement has demonstrated that the proposals accord with the relevant Development Plan policies and policy objectives. A substantial number of technical reports have also been provided to demonstrate the proposals comply with the more detailed policy requirements, and that the proposals can be carried out without detriment to the area and the amenity of neighbours. It therefore follows that planning permission should be granted.