

DGM/JAH/DLM/DP4648

19<sup>th</sup> March 2019

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Dear Sir/Madam,

**SYMES MEWS, 15A-37 CAMDEN HIGH STREET, NW1 7JE**

### **APPLICATION FOR FULL PLANNING PERMISSION**

On behalf of our client, Fabx2.2 GP (the ‘Applicant’), we enclose a submission seeking full planning permission for minor works to the above site. The description of development is as follows:

*“Minor works to the existing building, comprising replacement windows and doors, replacement and new rooflights, improvements to the Camden High Street entrance, ground floor extensions to create new reception area and cycle facilities, and an enclosure for a new stair core providing access to upper floors”*

In addition to this cover letter, the following documents are submitted in support of this application:

- Completed application forms, prepared by DP9 Ltd;
- Completed and signed certificates, prepared by DP9 Ltd;
- Completed and signed CIL form, prepared by DP9 Ltd;
- Site Location Plan, prepared by pH+ Architects;
- Existing and Proposed Floor Plans, prepared by pH+ Architects;
- Existing and Proposed Elevations, prepared by pH+ Architects; and
- Design and Access Statement, prepared by pH+ Architects.

The application has been submitted electronically via Planning Portal (PP-07705600) and the requisite planning fee of £462 has been paid online via credit card.

### **The Site**

The Application Site is located within the administrative area of London Borough of Camden and comprises a vacant 3-storey building which was most recently used by the David Roberts Art Foundation. In addition, there are 2no. non-self-contained residential flats on the first floor.

The Site is bordered by Symes Mews to the north and commercial used to the east, west and south. The surrounding area comprises predominantly commercial uses, along Camden High Street to the east, and residential uses on the upper floors.

The Site has a Public Transport Accessibility Level (PTAL) of 6B. Primary pedestrian access to the building is via Symes Mews, with secondary access from Camden High Street leading to a rear alleyway and yard.

The Site is located within Camden Town Conservation Area and is not statutorily not locally listed, yet the building is noted as making a positive contribution to the Conservation Area

### **Planning History**

The Site is currently subject to planning application 2018/5173/P for the change of use from art gallery and non-self-contained flats to offices. This application is currently being determined by LB Camden.

### **Proposed Development**

The proposed development seeks to externally refurbish the existing Symes Mews building to facilitate the change of use to office, currently being determined by LB Camden.

The external refurbishment of the building includes minor works to the existing façade including replacing existing doors and windows, addition of new rooflights and roof repairs.

The existing external stair core, which is the only way to currently access the second floor in the southern block, is to be replaced and extended upwards to provide access to upper floors. The stair volume will be in accordance with the existing height of the building.

The existing building will be extended to create a new glass-box entrance area within the courtyard and to provide cycle facilities (showers/locker rooms) and refuse and cycle stores (within confines of the existing building) towards the Symes Mews entrance. The extensions will create 53 sqm (GIA) of new floorspace.

The Symes Mews entrance to the building will be upgraded through an improved façade and the Camden High Street entrance will include new gates and an improved street frontage, creating a new main entrance to the site leading to an improved and welcoming courtyard and new reception area.

### **Planning Policy**

The Development Plan for LB Camden comprises:

- London Plan (2016 as amended)
- Camden Local Plan (2018)

In terms of emerging Policy, the draft New London Plan is currently at Examination in Public and is anticipated to be adopted in winter 2019.

Both the adopted London Plan and emerging draft New London Plan require architecture to make positive contribution and for buildings to be of the highest architectural quality, complementary materials and a proportion and scale that is appropriate. Development that affects a heritage asset, such as a conservation area, should conserve its significance.

Policy E1 of the Camden Local Plan states that Camden will support businesses of all size and direct office development to areas such as town centres to meet the forecast demand of 695,000 sqm of office floorspace between 2014 and 2031.

Policy D1 of the Camden Local Plan seeks high quality design in development which respects local context and character, comprises high quality materials and details and incorporates outdoor amenity space.

Policy D2 of the Camden Local Plan states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

### **Assessment**

The proposed development is required to facilitate the change of use to office, as currently being determined through application 2018/5173/P.

The improved facades at both Camden High Street and Symes Mews will create more welcoming entrances to the building and improve the street scene, and the general improvements to the remaining façades and roof will create a higher quality building and provide a greater contribution to the conservation area.

The proposed extensions will provide sufficient facilities and a new reception area for the proposed office accommodation, which will be expected of a modern, high-quality office development by prospective tenants.

The addition of new skylights and the upgrade of the external courtyard will improve the quality of the proposed office accommodation and create a more pleasant working environment for future tenants.

The proposed ground floor extensions are designed to be in-keeping with the existing building and the proposed stair core extension will not protrude from the existing building roofline. As such, it is considered the proposals will have a minimal impact on the setting of the conservation area.

### **Conclusion**

In conclusion, the proposed development seeks approval for the refurbishment of Symes Works. It is considered that the proposals accord with regional and local adopted and emerging planning policy and on this basis, the planning application should be supported.

We look forward to receiving confirmation of the registration of this application. Please contact James Armitage-Hobbs or Daniella Marrocco of this office if you have any queries or require any further information.

Yours sincerely

DP9 Ltd

**DP9 Ltd**