

DGM/JAH/DLM/DP4648

19th 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 the refurbishment of the above site. The description of development is as follows:

“Addition of plant room at roof level”

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-07705620) and the requisite planning fee of £234 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 as an art gallery. 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 the addition of a rooftop plant room to accommodate boilers, water tanks and water pumps.

The existing stair core will also be extended from 2nd floor to within the confines of the proposed plant room.

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 plant room and stair core extension are necessary to facilitate the change of use to offices, as currently being determined through application 2018/5173/P, and are designed to be in-keeping with the existing building.

The massing of the plant room is in accordance with the minimum requirements of the equipment it will accommodate and has been located to the centre of the roof to minimise views from street level.

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 the installation of a new plant room at roof level and extension of the existing stair core to provide access at 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

A handwritten signature in black ink, appearing to read 'DP9 Ltd'.

DP9 Ltd

