

Application ref: 2019/1151/P
Contact: David Fowler
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Date: 4 April 2019

Development Management
Regeneration and Planning
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Islington Council
Development Management Service
Planning and Development
PO Box 3333
222 Upper Street
London
N1 1YA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - Objection

Address:

**22-23 Tileyard Road
and
196-228 York Way
London
N7 9AX.**

Proposal:

Request for observations from Islington Council for the Demolition of the existing buildings and the construction of a new part 6, part 7, part 8-storey building plus double basement (overall height of 29 metres) to provide for 1,628 square metres (GIA) of light industry floorspace (Use Class B1(c)) at basement and ground floor level along with ancillary café at ground floor level, and 9,111 square metres (GIA) of business use floorspace (Use Class B1 (a)/(b)/(c)), and the construction of a part 6, part 9-storey building plus double basement (overall height of 27.3 metres) consisting of 7,400 square metres (GIA) of self-storage floorspace (Use Class B8) and 870 square metres (GIA) of office floorspace (Use Class B1(a)) along with associated access arrangements, plant area, car and cycle parking, refuse storage and ancillary works.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises objection for the following reason(s):

Reason(s) for Objection

Informative(s):

1 Reason for Objection:

The Council, has considered your request for observations on the application referred to above and hereby raises objection.

Significant objections are raised with regards to the amenity impact on residents within the Maiden Lane Estate, in terms of loss of light, which is considered unacceptable in accordance with Camden Local Plan Policy A1 (Managing the impact of development). The impact of the proposed development goes significantly above the BRE guidelines for numerous windows. It is noted that a number of these rooms are bedrooms. Whilst the BRE guidelines state that bedrooms are less important, it also states they should be analysed. Officers note that there would be losses of up to 89.34% VSC (leaving one room with just 0.9%). There are also numerous and significant breaches against living rooms. The applicant makes the point that some of these living rooms have more than one window, however, there would in many cases be significant breaches to all windows serving the living room in question, such as on Block E (F01 W5 & W6) where the losses would be 91.39% and 87.57% VSC. Officers do not consider that the impact with regards to the No Sky Line or Annual Probable Sunlight Hours demonstrates that the breaches would be acceptable. The applicant makes the argument that the design of the buildings with regards to their balconies, is partly to blame for poor sunlight levels. No details of actual VSC results have been provided, removing the balconies. No justification is provided for a significant loss of daylight to numerous windows serving numerous properties. Officers consider that the proposed development would have a significant detrimental impact on the amenity of Camden residents and it is requested that the application is refused.

No objections are raised with regards to any impact on Camden in terms of conservation or design.

No objections are raised with regards to transport, although Camden would encourage a car-free scheme. Camden consider that if permission is granted, a Construction Management Plan should be secured via section 106, taking account of the cumulative impact of vehicle movements from the Argent site, especially given that a double basement is proposed.

Yours faithfully



Daniel Pope
Chief Planning Officer

