

**PLANNING APPLICATION FOR EXTERNAL
ALTERATIONS AND WORKS ASSOCIATED WITH
EXPANSION OF BREWERY**

**PLANNING, HERITAGE, DESIGN AND
ACCESS STATEMENT**

**55-65 WILKIN STREET MEWS, KENTISH TOWN,
LONDON, NW5 3NN AND ADJOINING LAND**

ON BEHALF OF CAMDEN TOWN BREWERY

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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APPENDIX 1 – PHOTOGRAPHS OF SITE

1. INTRODUCTION

1.1 This Planning, Heritage and Design & Access Statement has been prepared on behalf of Camden Town Brewery (*'the Applicant'*) in support of an application for planning permission at Arches 55-65 Wilkin Street Mews, Kentish Town, London, NW5 3NN and adjoining land (*'the Site'*) for the following proposed development:

"External alterations and works associated with the expansion of the brewery (Class B2) to include installation of replacement storage sheds, bin store, feature screens, external brewery tour briefing area, planters and cycle parking spaces, together with the erection of front and rear extensions and installation of external plant associated with the provision of an ancillary mixed bar/restaurant/shop incorporating Arches 55 and 56."

1.2 This application seeks to secure planning permission for works and alterations to facilitate the expansion of the existing Camden Town Brewery premises at Nos. 55-60 and 63-65 Wilkin Street Mews, to incorporate an additional two arches (Nos. 61-62).

1.3 As part of this wider expansion of the brewery, the proposed development will also facilitate the replacement of the existing ancillary bar at No. 55 to provide an ancillary mixed bar/restaurant/shop to incorporate both Nos. 55 and 56.

1.4 This Statement sets out the planning rationale that underpins the proposed development, to demonstrate its acceptability in planning terms. The Heritage Assessment included within the Statement fully considers the impact of the proposed development on the relevant heritage assets.

1.5 The Statement is structured as follows:

- **Section 2** provides a description of the site and the surrounding area;
- **Section 3** gives an overview of the relevant planning history;
- **Section 4** provides a description of the development proposals;
- **Section 5** sets out the planning policy context;
- **Section 6** assesses the proposals against relevant planning considerations;
- **Section 7** assesses the impact of the proposals on the relevant heritage assets;
- **Section 8** provides the Design and Access Statement; and
- **Section 9** summarises and concludes the report.

2. SITE DESCRIPTION

- 2.1 The application site comprises eleven railway arches (Nos. 55-65) fronting Wilkin Street Mews, together with adjoining land.
- 2.2 Nos. 55-65 Wilkin Street Mews comprise lawful Class B2 use. Camden Town Brewery currently occupy eight of the railway arches along Wilkin Street Mews (Nos. 55-60; and Nos. 63-65), with the majority of the arches located under the platform for Kentish Town West Overground Station. No. 55 accommodates an ancillary bar associated with the brewery. Nos. 61-62 comprise vacant Class B2 units.
- 2.3 The site also comprises a small section of land to the east, to the rear of the arches, which provides yards serving Nos. 59-63 and No. 55 respectively; together with Wilkin Street Mews itself to the west.
- 2.4 Wilkin Street Mews comprises a private road with gated access at the south from Prince of Wales Road and from Wilkin Street to the north. Vehicular access to Wilkin Street Mews is achieved from Wilkin Street to the north.
- 2.5 The application site is bound to the east by the rear gardens of the residential properties at Nos. 50 and 52 Prince of Wales Road and offices at No. 1 Perren Street. To the south of the site lies Prince of Wales Road and the entrance to Kentish Town West station; to the west is Talacre Community Sports Centre and Dalby Street and beyond this Princes Park Apartments, a residential development with a medical centre at ground floor level; and to the north is Wilkin Street.
- 2.6 Part of the application site, to the east of the railway line, is located within Inkerman Conservation Area, together with the southern fringes of the site, where pedestrian access to the site is made from the south.
- 2.7 The site itself is not statutorily nor locally listed. There is a Grade II listed building and associated railings located approximately 50m to the east of the site at 40a Prince of Wales Road (the former Richard of Chichester Catholic Secondary School).
- 2.8 The site is located within the Kentish Town Neighbourhood Plan Area. The site is located within Flood Risk Zone 1, which indicates a 'low' probability of flooding according to the Environment Agency.
- 2.9 Photographs of the site are included at **Appendix 1**.

3. PLANNING HISTORY

3.1 The Council's online planning history records have revealed that the site has been the subject of numerous planning applications. The relevant planning history for the site is listed below:

Arches 52-66 Wilkin Street Mews

- **Ref. 2007/5163/P** – *Change of use of unit 52 from Class B2 (General Industry) to Class A1 (retail), erection of rear extensions to units 56-58, reinstatement of brick wall to rear (east) elevation of units 55 and 59-66, alterations to western elevation of units 52-66, installation of new gates, alterations to southern elevation of Unit 52 fronting onto Price of Wales Road and (part) resurfacing of mews.* Granted on 10th March 2008.

Note: The Officer's Report for this application confirms that Nos. 55-66 are comprise lawful general industrial use (Class B2).

Arches 55-58 Wilkin Street Mews

- **Ref. 2009/4725/P** – *Existing use of premises as general industry (Class B2).* Granted 15th October 2009.
- **Ref. 2011/2854/P** – *Installation of 15x storage tanks and 2x associated solid panels within glazing of arch entrances of existing brewery (Class B2).* Granted on 27th June 2011.

Arch 55 Wilkin Street Mews

- **2016/2580/P** – *Erection of ground floor rear extension.* Granted on 5th August 2016.
- **2016/3249/P** – *Installation of new shopfront and replacement storage shed in the front yard.* Granted on 5th August 2016.

4. Development Proposal

- 4.1 This application seeks planning permission in relation to Arches 55-65 Wilkin Street Mews, Kentish Town, London, NW5 3NN and adjoining land for the following proposed development:

"External alterations and works associated with the expansion of the brewery (Class B2) to include installation of replacement storage sheds, bin store, feature screens, external brewery tour briefing area, planters and cycle parking spaces, together with the erection of front and rear extensions and installation of external plant associated with the provision of an ancillary mixed bar/restaurant/shop incorporating Arches 55 and 56."

- 4.2 The proposed development is sought to enhance the functionality of the brewery and allow Camden Town Brewery to expand their business whilst remaining in their current location in Camden, which is understandably an important part of their identity.
- 4.3 The proposed works will facilitate the Applicant's expansion of the existing brewery (Class B2) into Arches 61 and 62. Arches 61 and 62 comprise lawful Class B2 use, however are currently vacant. Camden Town Brewery originally occupied only Arches 55-59 and have subsequently expanded their demise to include Arches 63-65. The proposal will facilitate their occupation of the continuous extent of the arches from Nos. 55-65, which will enhance their operation and provides opportunity to improve and unify the appearance of their demise along this stretch of Wilkin Street Mews.
- 4.4 As part of the expansion of the brewery, the proposal also seeks the erection of front and rear extensions to Arches 55 and 56, replacing the unsightly existing modern structures to the front and rear, together with the installation of external plant equipment, in order to facilitate provision of an ancillary mixed restaurant/bar/shop to the brewery, to incorporate both Arches 55 and 56.
- 4.5 Arch 55 comprises an existing established ancillary bar, and therefore the proposal will enable for the expansion of this ancillary space into an additional arch; retaining a bar area whilst also introducing a food offer and provision of retail space for the sale of Camden Town Brewery merchandise. This will enhance the offer and experience for those visiting and working at the brewery.

4.6 Specifically, the proposal will include the following external works and alterations:

Arches 53-54 (part of St Wilkin Street Mews adjacent to arches)

- Installation of new painted steel feature screen to conceal station wall to Arch 53;
- Installation of new painted steel entrance feature comprising re-purposed brewery tank to form planter adjacent to Arch 53;
- Installation of 6no. visitor cycle parking spaces adjacent to Arch 54;
- Installation of painted steel feature screen adjacent to Arch 54.

Arches 55-56

- Removal of lightweight structures to front of Arches 55-56 and erection of glazed front extension to Arches 55-56;
- Removal of lightweight modern structures to rear of Arch 55 and replacement with new rear infill extension to Arch 55, together with high level glazed façade structure across Arches 55 and 56;
- Installation of external plant equipment to roof of new rear extension, with painted timber slatted screen enclosure;
- Installation of festoon lighting outside Arches 55 and 56.

Arch 58

- Installation of stepped planters with painted steel screen to form external briefing area for brewery tours adjacent to Arch 58.

Arches 59-65

- Replacement of 3no. existing storage sheds to front of Arches 63-65 with 1no. integrated storage shed and bin store to front of Arches 62/63 and 1no. storage shed to front of Arches 64/65;
- Installation of planter and 7no. staff cycle parking spaces to front of Arches 63/64;

- Installation of re-purposed brewery tanks to form planter feature adjacent to Arch 65;
- In addition to the above, placement of external planters along Wilkin Street Mews, including those to demark pedestrian walkway. All planters to be set on concrete bases and movable by forklift.

5. Planning Policy

5.1 The Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the 'Development Plan' unless material considerations indicate otherwise (Section 38). The Development Plan for the London Borough of Camden principally comprises of the Camden Local Plan (2017), and the London Plan (2016).

5.2 Furthermore, the National Planning Policy Framework (NPPF, 2019), Kentish Town Neighbourhood Plan, and other Supplementary Planning Documents including Amenity Camden Planning Guidance (2018), and Design Camden Planning Guidance (2019), are considered to be material considerations which attract significant weight to the decision of this application.

5.3 The following planning policies are considered of relevance to the proposed development.

National Planning Policy Framework (2019)

5.4 The National Planning Policy Framework (NPPF) published in July 2018 sets out the Government's policies for the planning system to ensure that the planning system helps to achieve sustainable development.

5.5 The NPPF states that the impact of a proposed development should be considered against the significance of a designated heritage asset, such as the Inkerman Conservation Area, and this should be seen as the primary consideration in the determination of this application.

5.6 It is important to consider whether the proposed development would cause any harm to the heritage asset and to what level this harm might be; either substantial harm, total loss, or less than substantial harm to its significance.

5.7 Where a proposed development will lead to substantial harm to or total loss of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated by the applicant that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

5.8 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 5.9 The NPPF states in terms of design that planning policies and decision should ensure that developments are visually attractive, and are sympathetic to the local character and history, including the surrounding built environment (paragraph 127).
- 5.10 Paragraph 80 states that planning policies and decisions should help to 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 the local business needs and wider opportunities for development.

London Plan

- 5.11 **Policy 7.4 'Local Character'** outlines how development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of the surrounding buildings and should contribute to the enhancement of the established character.
- 5.12 **Policy 7.6 'Architecture'** states that development should incorporate the highest quality materials and design that is appropriate to its context and should not cause an unacceptable level of harm to the amenity of surrounding land and buildings, in particular residential buildings. The policy also highlights the importance of creating both high quality indoor and outdoor spaces.
- 5.13 **Policy 7.15 'Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes'** outlines that development proposals should seek to reduce and manage noise levels in order to improve the health and quality of life of neighbouring occupiers.

Camden Local Plan (2017)

- 5.14 **Policy E1 'Economic Development'** states that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses.
- 5.15 **Policy A1 'Managing the Impact of Development'** seeks to protect the quality of life of both occupiers and neighbours, and states that the Council will refuse permission for development that causes unacceptable harm to amenity.

- 5.16 **Policy A3 'Biodiversity'** protects, and seeks to secure additional, trees and vegetation by resisting the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. All trees to be retained are to be satisfactorily protected during demolition and construction phases of development; expect development to incorporate additional trees and vegetation where possible; and if the development proposes the loss of a significant tree or harm to its well-being, this will need to be justified and the Council will expect a replacement.
- 5.17 **Policy A4 'Noise and Vibration'** states that the Council will ensure that noise and vibration from development is controlled and managed. Permission will not be granted for:
- a. *"development likely to generate unacceptable noise and vibration impacts;*
or
 - b. *Development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses."*
- 5.18 **Policy C6 'Access for All'** states that the Council will seek to promote fair access and remove barriers that prevent everyone from accessing facilities and opportunities.
- 5.19 **Policy D1 'Design'** outlines how the Council will seek to secure high quality design in development and that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.20 **Policy D2 'Heritage'** states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To maintain the character of Camden's conservation areas, the Council will resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area; resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and preserve trees and garden spaces that contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

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- 5.21 **Policy SW1 'Supporting Small Businesses'** promotes small business and supports the retention and increase of floorspace for the use of small businesses.
- 5.22 **Policy D3 'Design Principles'** supports development to existing buildings where they meet the following criteria:
- a. *"Proposals must be based on a comprehensive understanding of the site and its context;*
 - b. *Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF;*
 - c. *Proposal must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatment;*
 - d. *Design innovations will be encouraged and supported where appropriate;*
 - e. *Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings;*
 - f. *Proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups."*

6. Planning Assessment

6.1 This application seeks planning permission in relation to Arches 55-65 Wilkin Street Mews, Kentish Town, London, NW5 3NN and adjoining land for the following proposed development:

"External alterations and works associated with the expansion of the brewery (Class B2) to include installation of replacement storage sheds, bin store, feature screens, external brewery tour briefing area, planters and cycle parking spaces, together with the erection of front and rear extensions and installation of external plant associated with the provision of an ancillary mixed bar/restaurant/shop incorporating Arches 55 and 56."

6.2 As set out in Section 4, the proposed development is required to facilitate the expansion of the existing Camden Town Brewery premises at Nos. 55-60 and 63-65 Wilkin Street Mews, to incorporate an additional two arches (Nos. 61-62), which are currently vacant. The proposed works will therefore support the growth of Camden Town Brewery, a local business that has its identity closely associated with the Borough.

6.3 As part of this wider expansion of the brewery, the proposed development will also facilitate the extension of the existing ancillary bar at No. 55 to instead provide an ancillary mixed bar/restaurant/shop to incorporate both Nos. 55 and 56. This will introduce a new food offer and provision of retail space for the sale of Camden Town Brewery merchandise, which will enhance the offer and experience for those visiting and working at the brewery.

6.4 Having reviewed the relevant planning policy at national, regional and local level, the key issues in the determination of this application are considered to be:

- Design of Development;
- Impact on Amenity;
- Access, Parking, and Highways; and
- Trees.

6.5 Each of the above issues is addressed in turn below. The impact of the proposed development on heritage assets is addressed in the proceeding Heritage Assessment section.

Design of Development

- 6.6 The proposed development incorporates front and rear extensions to Arches 55 and 56, together with minor external alterations and works along Wilkin Street Mews. The proposed elements of the scheme are considered in turn below.

Front Extension

- 6.7 The proposal seeks the erection of a modest front extension to Arches 55 and 56, which will facilitate adequate circulation space between the arches.
- 6.8 The proposed extension will facilitate the removal of a number of existing cluttered structures to the front of Arches 55 and 56, which will tidy and enhance the overall appearance of this part of the site. Whilst the station platform above extends over several of the arches, the station stairwell structure projects further out over Arch 55. The proposed extension has been carefully designed to remain subordinate to the wider building, including this structure.
- 6.9 The extension will incorporate a painted steel and glass self-supporting façade with a painted corrugated roof. The majority of the structure will only project a marginal amount from the façade of the arches, approximately 1.7m, with the exception of a small part outside Arch 55 which will extend further. However, this part will be of a notably lower height, and will be located entirely underneath the station stairwell structure and project no further than this, in order to remain demonstrably subservient and respect the proportions and form of the host building at this part. The extension will incorporate glazing throughout, which will ensure the arches behind will be clearly read and legible, respecting the character and appearance of the wider viaduct; particularly in the context that the existing solid structures to the front of the arches will be removed in order to facilitate the extension.
- 6.10 The proposed extension will be of a high-quality modern design which will provide visual interest and incorporate materials to be used elsewhere in the scheme, as detailed below, in order to provide visual continuity throughout the site and improve the overall appearance of the site and surrounding area. The proposed materials are considered appropriate in this location and will respect the industrial character of the site.

Rear Extension and External Plant Enclosure

- 6.11 The rear extension to Arch 55 will replace the existing cluttered modern additions to the rear, together with the existing storage yard, to consolidate these back of house functions. The principle of an extension in this location has been previously accepted through planning permission ref. 2016/2580/P.
- 6.12 The scale of the proposed extension is considered appropriate and will remain subservient to the host building. The single storey rear extension will have a depth of 5.9m stretching across the width of the Arch 55. The extension will extend from the existing rear extension to Arches 56-58, effectively infilling the space, however will be set back slightly from the rear building line by 0.5m, further demonstrating its subordinate nature. The proposal will incorporate a parapet to match the roof height of the neighbouring rear extension and ensure continuity of the appearance of the extensions at this part. The height will remain below that of the arches, remaining subservient to the wider building.
- 6.13 The design has been carefully considered to respect the character and appearance of the wider building, in particular the adjacent extension at Arches 56-58. The proposed extension will incorporate high quality materials and will be constructed of matching yellow brick with blue engineering brick coping at the top, and the roof will be made of corrugated metal to match the adjacent existing roof. This will create a unified extension that is in keeping with the surrounding area and respect local context.
- 6.14 It should also be noted that the proposed extension will replace the unsightly existing structures and additions to the rear. The new extension will replace and consolidate the required back of house functions and in doing so enhance the appearance of this area. Views of the extension from the public realm will be limited, given the siting of the extension to the rear and given it will be located almost entirely under the station platform above. Notwithstanding this, views of the extension from private properties will also be obscured by the trees within the neighbouring garden, further reducing the visual impact of the extension will have on the character of the surrounding area.
- 6.15 The proposed extension will also include the erection of a painted steel and glass self-supporting façade structure to the rear of Arches 55 and 56 to provide natural lighting to the premises. The existing brick infill to the arches will be removed to

reinstate the original openings, and in turn the proposed glazing will allow views of the arches behind to be clearly read.

- 6.16 Furthermore, the existing plant equipment fixed to the rear elevation of Arch 55 will be removed. New plant equipment will be proposed within an external plant enclosure which will be accommodated on the flat roof of the proposed rear extension, discreetly located underneath the station platform, flush with the underside of the station stairwell. This will accommodate plant equipment associated with the ancillary bar/restaurant/shop. The enclosure will incorporate traditional timber material which will respect the character and appearance of the surrounding conservation area and provide screening for the majority of the plant equipment.
- 6.17 The proposal also includes two small ducts that will provide ventilation to the proposed toilets and kitchen area. These will however be located below the height of the parapet and will therefore not cause detriment to the visual amenity of the development.
- 6.18 Of note, the area to the rear of the arches, where the proposed rear extension will be located, is within the Inkerman Conservation Area. The impact of the proposal is considered fully within the Heritage Assessment section of this Statement.

Briefing Area, Entrance Features and Planters

- 6.19 Camden Town Brewery intend to expand their operations into Arches 61 and 62, and in turn occupy the continuous extent of the arches from Nos. 55-65. As such they seek to utilise this opportunity to enhance and unify the appearance of their demise along this stretch of Wilkin Street Mews in order to create a more ordered and attractive site for their staff and visitors.
- 6.20 In order to do this, the proposal seeks the installation of planters along this extent of Wilkin Street Mews. The planters will be placed appropriately opposite Arches 59-65 in order to demark a pathway for pedestrians at this part, enhancing legibility from vehicles servicing the adjacent arches. Planters will also be placed to the south of the site, from the entrance to Arch 57, which is accessible for pedestrians only. These planters will incorporate high quality materials of steel and concrete, respecting the industrial nature of the site, and will be moveable by the forklift trucks used in the daily operations of the brewery, if required for operational purposes.

- 6.21 A stepped concrete planter is also proposed outside of Arch 58 which will be used as a dedicated briefing area for brewery tours. This will provide an attractive area to brief visitors, and the use of planters will respect and complement the planters to be placed elsewhere along Wilkin Street Mews.
- 6.22 It is also proposed to erect an entrance feature at either end of Wilkin Street Mews outside of Arch 53 and Arch 65, in the form of a re-purposed brewery tank atop a raised platform. These will act as markers to passers-by of Camden Town Brewery, demarking the entrance to the brewery demise. They are considered appropriate additions to serve this purpose, respecting the industrial nature of this part through the use of brewery tanks, and complementing the existing brewery tanks along Wilkin Street Mews, however the industrial appearance will be softened through using the tanks as planters and will complement the other planters proposed throughout the site. A concrete planter incorporating the proposed staff cycle parking is also proposed outside of Arches 63 and 64.
- 6.23 The use of planters along the relevant stretch of Wilkin Street Mews will enhance and unify the appearance of the brewery site, creating a more attractive street for visitors and staff, whilst respecting the industrial nature and character of the site through use of steel and concrete, and without impinging on operation of the brewery.

Feature Screens

- 6.24 The application proposes the erection of two features screens along Wilkin Street Mews. One of which will be located outside of Arch 53, which will conceal and improve the appearance of the station wall, and the other will be sited outside Arch 54. Feature screens will also be included around the planters forming the dedicated briefing area for brewery tours adjacent to Arch 58.
- 6.25 These screens will provide visual interest and be of matching steel design with powder coated expanded metal mesh at the bottom of the screen. The high-quality materials will respect the industrial character of the area and use of this throughout the site will further enhance the unified appearance of the brewery site.
- 6.26 The feature screen outside Arch 53 will conceal the station wall, improving the appearance of this area of Wilkin Street Mews. However, of note, this screen will not be attached to the wall and will maintain access to the existing door.

Storage Sheds

- 6.27 Outside of Arches 62 and 64, it is proposed to erect storage two storage sheds. Storage shed A, outside of Arch 62, will include an integrated bin store. Storage shed B, outside of Arch 64, will merely be a single storage shed.
- 6.28 These sheds will have a maximum height of 3.5m. These two sheds will replace the three existing timber storage structures that are tired in appearance, reducing the number of storage structures at the northern end of Wilkin Street Mews. The proposed sheds will be constructed from painted steel and concrete, which will be more durable in nature and respect the materials used in the proposed planters and feature screens referred to above, further enhancing unity of the appearance of the wider site.
- 6.29 The sheds will not be affixed to the railway structure in any way, but will be affixed to in-situ concrete bases, therefore will not damage the railway structure.

Summary

- 6.30 Notwithstanding the industrial nature of the site, the proposal has been sensitively designed in order to conserve and enhance the appearance of the site and surrounding area through removal of unsightly modern structures and incorporation of high-quality glazed extensions which will maintain and introduce new views of the arches. Furthermore, the proposal will provide visual interest and consistency throughout the site through incorporation of fixtures and features to Wilkin Street Mews utilising high quality materials of the same finish, and greenery through planters. As such the proposal will utilise the opportunity arising from the expansion of the brewery to occupy a continuous extent of the arches to enhance visual cohesion and unification across the demise of the brewery, which in turn will improve the overall appearance of the site and surrounding area.
- 6.31 As such the proposed development will be in accordance with Policies D1 of the Camden Local Plan and D3 of the Kentish Town Neighbourhood Plan General Development Policies, together with guidance contained Design Camden Planning Guidance.

Impact on Amenity



- 6.32 The proposed development will not result in an adverse impact on surrounding amenity in accordance with Policy A1.
- 6.33 As set out in the Development Proposal section of this Statement, the arches subject of this application are in lawful Class B2 (general industrial) use, with Arch 55 comprising an ancillary bar. The proposal seeks to also incorporate Arch 56 to provide an ancillary bar/restaurant/shop set across both arches, as part of the wider expansion of the brewery, which will comprise a total of eleven arches.
- 6.34 Notwithstanding the relatively high ambient background noise levels arising from the existing brewery use and the railway line above the arches, the proposed rear infill extension to Arch 55 will effectively enclose the existing storage yard serving the ancillary bar and bring all associated back of house functions inside, which will reduce noise and disturbance. Similarly, the front extension will also effectively enclose activity associated with existing external seating of the existing bar, although external seating will be provided in association with the proposed ancillary bar/restaurant.
- 6.35 The proposed front and rear extensions to Arches 55 and 56 have also been carefully designed in order to ensure there is no adverse impact on amenity.
- 6.36 The proposed front extension to Arches 55 and 56 will be predominantly glazed. It is acknowledged that the distance between Arches 55 and 56 to the neighbouring flats of the Princes Park development will reduce, albeit by a relatively marginal amount; by approximately 1.7m across the majority of the frontage of the proposed extension, and by 4.75m at a small element to the south, sited underneath the railway platform above, where the existing storage structures are currently. Notwithstanding this, it should be noted the proposed extension will only provide new floorspace at ground floor level. There is a fence opposite the arches, between Wilkin Street Mews and Dalby Street, which will provide screening at this level between the proposed extension and the residential flats at the neighbouring Princes Park development, notwithstanding that there are no habitable windows to these flats at ground floor level. It should also be noted that the front extension is required for circulation space between the two arches, which is limited as a result of the structural walls between the two arches, rather than additional space for covers, and therefore dwell time of customers in these areas is likely to be limited.
- 6.37 On the basis of the above, there is not considered to be any impingement on privacy of neighbouring occupants in respect of overlooking.

6.38 Furthermore, the proposed rear extension to Arch 55 will incorporate brickwork at the lower level extending to approximately 3m in height, with no windows, together with a glazed façade at the upper level above this to extend across the rear of Arches 55 and 56. These high-level windows will allow for natural lighting to the premises. However there is no first floor to the premises, and extension will only provide additional floorspace at ground floor level. As such the height of the windows will ensure there is no overlooking into the neighbouring residential gardens to the rear and therefore no adverse impact on amenity in this regard.

Lighting Assessment

6.39 The proposal will also incorporate festoon lighting fixed between the boundary fence and the proposed front extension, in a similar manner to the existing festoon lighting. The level of illuminance will be relatively discreet and given the low level of the lighting, below the height of the windows serving the habitable rooms of the neighbouring flats, is therefore considered appropriate and will not result in an adverse impact on residential amenity.

6.40 On the basis of the above, it is clear that the proposed development will not result in detriment to the amenity of neighbouring occupiers, and the proposal is therefore in accordance with Policies A1 and A4 of the Camden Local Plan.

Highways and Access

6.41 The site incorporates Wilkin Street Mews, a privately owned road. Pedestrian access between Wilkin Street and Princes of Wales Road is possible when the gates are not in use, however it should be noted that the road does not comprise a Public Right of Way.

6.42 All proposed vehicular access to the site will remain as existing, with vehicles serving the brewery site only accessing Wilkin Street Mews from Wilkin Street to the north. Vehicular access to the site will remain restricted from Prince of Wales Road to the south.

6.43 The proposed planters along Wilkin Street Mews will provide further demarcation of the existing identified route for pedestrians through the site adjacent to the vehicular route, enhancing legibility for those visitors and staff walking along Wilkin Street Mews and in turn creating a safer pedestrian and vehicle environment.

- 6.44 The site is located in a highly sustainable location, immediately adjacent to Kentish Town West Overground Station, with a PTAL rating of 6 indicating 'excellent'. Notwithstanding this, the proposal seeks to include the addition of cycle parking racks to accommodate 7no. cycle parking spaces for staff towards the north of the site, in addition to 6no. cycle parking spaces for visitors to the site towards the south, adjacent to the entrance. The proposed level of cycle parking will comfortably meet the commercial requirements.
- 6.45 The access to the site is level, with wide doors and no stepped entrances. This will facilitate access to the site for wheelchair users, and those less able to walk, in compliance with Policy C6.

Trees

- 6.46 Policy A3 seeks to protect and secure additional trees and vegetation. Specifically the policy states that the Council will seek to resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation.
- 6.47 The rear of the site is located within the Inkerman Conservation Area and beyond the site's boundary are a number of trees. A Tree Survey has been prepared in support of this application to assess the impact of the development on these trees. The main conclusions from this survey are as follows:
- Trees T1 and T2 will need to be reduced back to the boundary. This is unlikely to have a detrimental impact on their health or longevity.
 - Part of the calculated RPA of T1 and T2 extend onto the site, however it is feasible that significant root growth onto the site has been deflected by the existing hard surfacing, which would create a harsh rotting environment on the site. If it is found that roots from these trees do extend into the construction zone for the foundation line, then these will be pruned clear and covered accordingly.
 - The trees neighbouring the site can be retained and adequately protected from construction pressures by implementing and adhering to protection methods.

6.48 From the above it is clear that the proposed works can be undertaken without causing harm to or loss of any trees, subject to the recommendations in the Tree Report. As such the proposed development is in full accordance with Policy A3.

Furthermore the proposal also includes the greening of Wilkin Street Mews through the addition of planters along the length of the application site, which will enhance the appearance of the surrounding area and is in accordance with Policy A3.

7. Heritage Assessment

7.1 The application site lies partly within the boundaries of the Inkerman Conservation Area, therefore, the proposals have the potential to impact the character and appearance of the Conservation Area.

7.2 Legislation relating to the Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.

7.3 With regards to development within Conservation Areas, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

7.4 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.5 The following assessment has been informed by *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (henceforth referred to as *GPA 2: Managing Significance*) and English Heritage's Conservation Principles.

7.6 In order to relate to key policy, the following levels of harm may potentially be identified when assessing potential impacts of development on heritage assets, including harm resulting from a change in setting:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would 'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced';
- **Less than substantial harm.** Harm of a lesser level that that defined above; and

- **No harm (preservation).** A High Court Judgement of 2014 is relevant to this, in which it was held that with regard to preserving the setting of Listed building or preserving the character and appearance of a Conservation Area, preserving means doing no harm.

7.7 Preservation does not mean no change; it specifically means no harm. GPA 2: Managing Significance states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*". Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment, it is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

7.8 With specific regard to the content of this assessment, Paragraph 189 of the National Planning Policy Framework 2019 states:

"...The level of detail should be proportionate to an assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..." (our emphasis)

Significance of the Asset

7.9 The Inkerman Conservation Area was designated on 31st October 2001 and a Conservation Area Statement was produced in March 2003. The Statement summarises the character as follows:

"The prevailing character is residential, with incidental corner shops on ground floor level integrated with institutional, educational, light industrial and commercial uses. The majority of the buildings were built in the 1850s and 1860s and they form its core. The later buildings and the mix of uses give the area a lively diversity and mostly they have had a positive impact on the townscape and contribute to the character of the Conservation Area. Although the area has a cohesive overall identity each street within it displays different characteristics."

7.10 The Application Site is considered to make a very minor, positive contribution to the Conservation Area and its setting due to it falling within the railway arches which bound the western side of the Conservation Area. The railway provides a significant landmark in the area, representing the introduction of new industries to Camden and Kentish Town generally, but also bisecting the earlier terraces on many of the streets.

Impact of the Proposals

- 7.11 Within the Conservation Area boundary, it is proposed to demolish the existing lightweight, modern extensions to Arch 55 and replace this outdoor space with a larger extension, matching those to Arches 56-58. The removal of the cluster of smaller extensions and consolidation into a larger extension to match the depth of those on the adjacent arches would be an improvement upon this side of the viaduct. Furthermore, the proposals include the incorporation of a painted steel and glass self-supporting façade structure that will extend above the proposed flat roof of the new extension housing the kitchen area. This will provide interest and variety on this elevation whilst still allowing the railway arches to be read behind. This structure will not be visible from any public vantage points, however, it may be visible from the private gardens of the buildings on Prince of Wales Road. However, this structure, when considering the size of the Conservation Area, will not have an appreciable impact on the character and appearance overall. The ability to read and understand the consistent Victorian character of the residential streets as well as the viaduct forming the eastern boundary of the Conservation Area will continue to be read.
- 7.12 Whilst the setting of a Conservation Area is not statutorily protected under Section 72 of the 1990 Act, views within and towards the Conservation Area may contribute to its significance. With regards to the rest of the proposals which fall outside of the Conservation Area boundary, it is considered that they will be high quality additions to the townscape. The distinctive arches of the viaduct will continue to be read and better utilised in the proposals, allowing for an improved boundary of the Conservation Area.
- 7.13 Thus, with reference to the levels of harm in the NPPF, the proposals will result in *no harm* to the character and appearance of the Inkerman Conservation Area.

8. Design and Access Statement

Use

- 8.1 The proposal includes the demolition of existing modern additions and replacement with front and rear extensions to Arches 55 and 56 which will result in the net provision of 86 sqm of Class B2 ancillary floor space as part of the wider expansion of Camden Town Brewery.

Scale/Appearance

- 8.2 The proposed front and rear extensions to Arches 55 and 56 have been carefully designed to be subservient to the host viaduct building. Both extensions will involve the removal of unsightly modern additions and structures to the front and rear, and replacement with new extensions which will consolidate the required functions internally and improve the overall appearance of this part of the site.
- 8.3 The proposed front extension will be contained underneath the station platform and stairwell structure above, and the proposed rear extension will be set in from the existing rear extension in order to remain subordinate, however the design and materials will be in keeping with the existing rear extension at Arches 56-58.
- 8.4 The front extension will incorporate glazing throughout in order that the arches can still clearly be read behind. Similarly, the rear extension will involve the removal of the modern brick infill to the arches and installation of a glazed structure which will allow for views of the 'open' arches to be reinstated and read through the glazing.
- 8.5 The other works to Wilkin Street Mews will be relatively minor in nature and scale, relating to the installation of replacement storage and refuse sheds with high quality, durable materials, together with cycle parking, feature screens, planters and a brewery tour briefing area. These works have been designed to use similar high-quality materials of steel and concrete which will respect the industrial nature of the site, whilst providing visual continuity across the full extent of the intended brewery demise.

Landscaping

- 8.6 The proposal includes the placement of 22 concrete and steel planters, that will be movable by forklifts, if required for operational purposes. These will be placed along Wilkin Street Mews and used to demark a walkway for visitors and staff walking through the site at the part opposite Arches 59-65.

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- 8.7 The proposal also includes the setting of repurposed brewery tanks at either end of the site which will be used as planters. A stepped concrete planter will also be erected outside of Arch 58, which will be used for induction talks for the brewery tours.
- 8.8 This planting will enhance the attractiveness of Wilkin Street Mews, softening the industrial character of the site whilst allowing it to remain fully operational.

Access

- 8.9 Wilkin Street Mews comprised a private road. Access to those visiting the site is gained from either end of Wilkin Street Mews, however vehicular access is only via the northern end from Wilkin Street. There is no change proposed to this arrangement, although entrance features through the installation of repurposed brewery tanks will be sited at either end of Wilkin Street Mews to demark the presence of the brewery.
- 8.10 The proposed front extension to Arches 55 and 56 is required in order to create necessary circulation space between the two arches, which is limited to a small opening within the structural walls, the widening of which would have structural implications. The proposed extension will provide level access, with all proposed doors being double leaf, further facilitating access for wheelchair users, in accordance with Policy C6 of the Camden Local Plan.

9. Conclusion

9.1 This Planning, Heritage and Design & Access Statement accompanies a planning application for the following development at Arches 55-65 Wilkin Street Mews, Kentish Town, London, NW5 3NN and adjoining land:

"External alterations and works associated with the expansion of the brewery (Class B2) to include installation of replacement storage sheds, bin store, feature screens, external brewery tour briefing area, planters and cycle parking spaces, together with the erection of front and rear extensions and installation of external plant associated with the provision of an ancillary mixed bar/restaurant/shop incorporating Arches 55 and 56."

9.2 The principle of the proposed development is entirely in accordance with the relevant national, strategic and local planning policy and guidance.

9.3 The proposed development will facilitate the expansion and improvement of the operation and offer of the brewery, as a firm indication of Camden Town Brewery's commitment to remaining and investing in this location in Camden.

9.4 As part of this wider expansion of the brewery, the proposed development will facilitate the extension of the existing ancillary bar at Arch 55 to instead provide an ancillary mixed bar/restaurant/shop to incorporate both Arches 55 and 56. This will introduce a new food offer and provision of retail space for the sale of Camden Town Brewery merchandise, which will enhance the offer and experience for those visiting and working at the brewery.

9.5 Careful consideration has been given to the design of the proposed development in order to ensure that it will respect the character and appearance of the wider site and surrounding area, including the Inkerman Conservation Area to the eastern and southern fringes of the site, whilst respecting the industrial nature of the brewery.

9.6 The proposed front and rear extensions to Arches 55 and 56 will result in the removal of numerous existing unsightly additions and structures which clutter the streetscene, and replace them with sensitively designed high quality additions which respect the form and appearance of the wider building, including the station platform and stairwell structure above, and remain clearly subservient in this regard. The use of glazing will provide natural lighting to the premises whilst ensuring the form of the railway arches will still be clearly read and legible.

- 9.7 Furthermore the proposal will utilise the opportunity arising from the expansion of the brewery to occupy a continuous extent of eleven of the arches to enhance visual cohesion and unification across the demise of the brewery, which in turn will improve the overall appearance of the site and surrounding area. The proposed works to Wilkin Street Mews, including feature screens, replacement storage sheds and planters, will provide visual interest and consistency throughout the site utilising high quality materials of the same finish which respect and complement the industrial character of the site.
- 9.8 Careful consideration has been given to ensure the proposed development will not have an adverse impact on amenity, and will maintain a safe environment for visitors and staff to the site. The considered design, by reason of the proposed height, mass and siting of the development, will also ensure that there is no adverse impact on neighbouring amenity in respect of overlooking or privacy in accordance with the relevant local planning policies and guidance. It should also be noted that there would typically be high level of ambient noise arising from the industrial nature of the site and railway line above.
- 9.9 The proposal will provide for 13 cycle parking spaces; 7 for staff and 6 for visitors. There are no alterations to the proposed access to the site from either Wilkin Street or Prince of Wales Road, although entrance features through the installation of repurposed brewery tanks will be sited at either end of Wilkin Street Mews to demark the presence of the brewery.
- 9.10 The rear of the site is within close proximity to a number of trees within the Conservation Area. The Tree Survey submitted in support of this application concludes that the proposal will not lead to the removal or harm to any of these trees. The proposal also includes the greening of Wilkin Street Mews, through the installation of planters throughout, which will enhance the attractiveness of the site and surrounding area.
- 9.11 On the basis of the above, the development proposal is considered fully in accordance with national and local planning policy, including the Development Plan and relevant material considerations. Accordingly, it is respectfully requested that planning permission be granted without delay.

APPENDIX 1

SITE PHOTOGRAPHS



Image 1: View of Application Site looking northwards from Prince of Wales Road

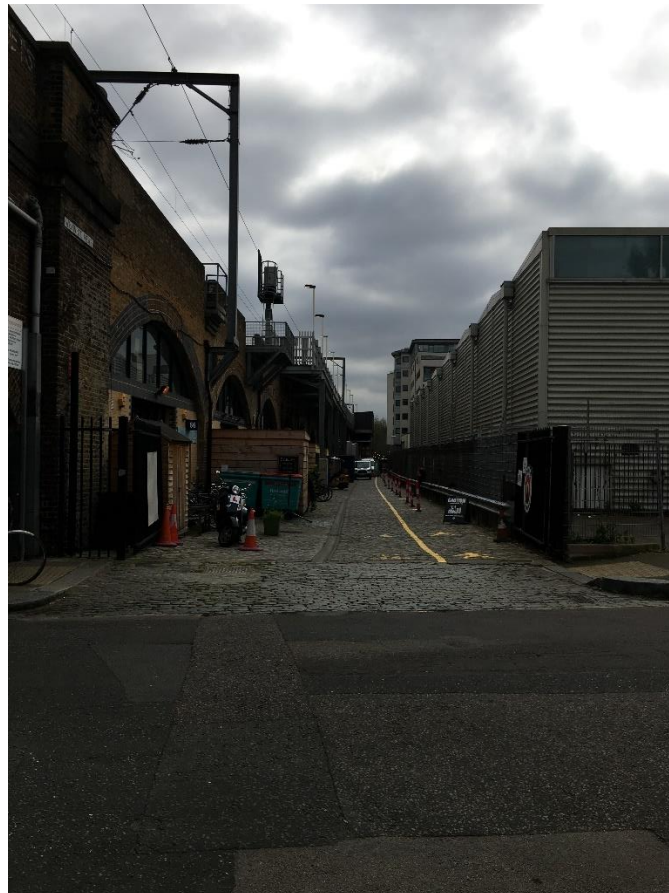


Image 2: View of Application Site looking southwards from Wilkin Street



Image 3: View of modern structures to be removed from rear of Arch 55 and replaced with rear extension to match that of neighbouring Arch 56



Image 4: View of storage yard to rear of Arch 55



Image 5: View of storage yard to rear of Arch 55



Image 6: View of storage yard to rear of Arch 55 from station platform above



Image 7: View of tired storage sheds to be replaced with new



Image 8: View of tired storage sheds to be replaced with new