

<b>Address:</b>	<b>Symes Mews 15a-37 Camden High Street London NW1 7JE</b>		<b>4</b>
<b>Application Number(s):</b>	2018/5173/P	<b>Officer: Laura Hazelton</b>	
<b>Ward:</b>	Regents Park		
<b>Date Received:</b>	<b>24/10/2018</b>		
<b>Proposal: Change of use of art gallery (Class D1) to offices (Class B1a)</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
0000-GA,0010-GA, 0020-GA, 0021-GA, 0022-GA, 0023-GA, 0030-GA, 0031-GA, 0040-GA, 0200-GA-B, 0201-GA, 0202-GA,			
Planning Statement dated October 2018, Transport statement dated October 2018, Marketing report dated 09/10/2018, MEP Services Energy Statement, Energy and Sustainability design note dated 28/02/2019, Energy Statement ref: WED14177 dated 14/02/2019, Modelling details for the Energy Statement dated 15/02/2019, BREEAM Pre-Assessment Summary Report dated 21/02/2019.			
<b>RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement.</b>			
<b>Applicant:</b>		<b>Agent:</b>	
C/o Agent		DP9 Ltd 100 Pall Mall London SW1Y 5NQ	

### ANALYSIS INFORMATION

<b>Land Use Details:</b>			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing		<i>D1 Non-Residential Institution</i>	1149
		TOTAL	1149
Proposed		<i>B1a Business - Office</i>	1149
		TOTAL	1149

<b>Parking Details:</b>		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

## **OFFICERS' REPORT**

**Reason for Referral to Committee: Major development where this involves the construction, extension or conversion of floorspace for 10 or more new dwellings or more than 1000 square metres of non-residential floorspace [clause 3 (i)].**

### **EXECUTIVE SUMMARY**

Planning permission is sought for the change of use from the existing art gallery (D1 – non-residential institution use) to offices (B1a use). Although the Council generally seeks to replace lost D1 floorspace with an alternative community use, given the fact that the existing gallery was not publically accessible, the number of art galleries in the nearby area, and evidence that there is no demand from alternative gallery operators, the loss of the art gallery is considered acceptable in this instance. Furthermore, the previous planning permission restricted the D1 use so that the premises may only be used as an art gallery. It was considered that alternative non-residential institution uses would not be appropriate in this location. Consequently, given the town centre location of the site, office use is considered an appropriate replacement.

Although no affordable workspace is being provided due to the intention to let to a single occupier, the applicant has agreed to a package of employment and training measures along with an employment contribution of £28,188 which would be used to support initiatives which create and promote employment and training opportunities and to support local procurement initiatives in Camden. The proposed development would not cause harm to neighbouring amenity, nor would there be adverse impacts on local transport infrastructure. As such, subject to the conditions and planning obligations discussed in this report, the proposals are considered acceptable and in accordance with the Camden Local Plan 2017.

## **1 SITE**

1.1 The application site covers an area of approximately 0.07 hectares (701.4 sqm). The site is located to the rear of terraced properties 15 – 35 Camden High Street, and comprises four conjoined buildings. Pedestrian access to the building is via Symes Mews to the north of the site, with secondary access from Camden High Street via a small alleyway.

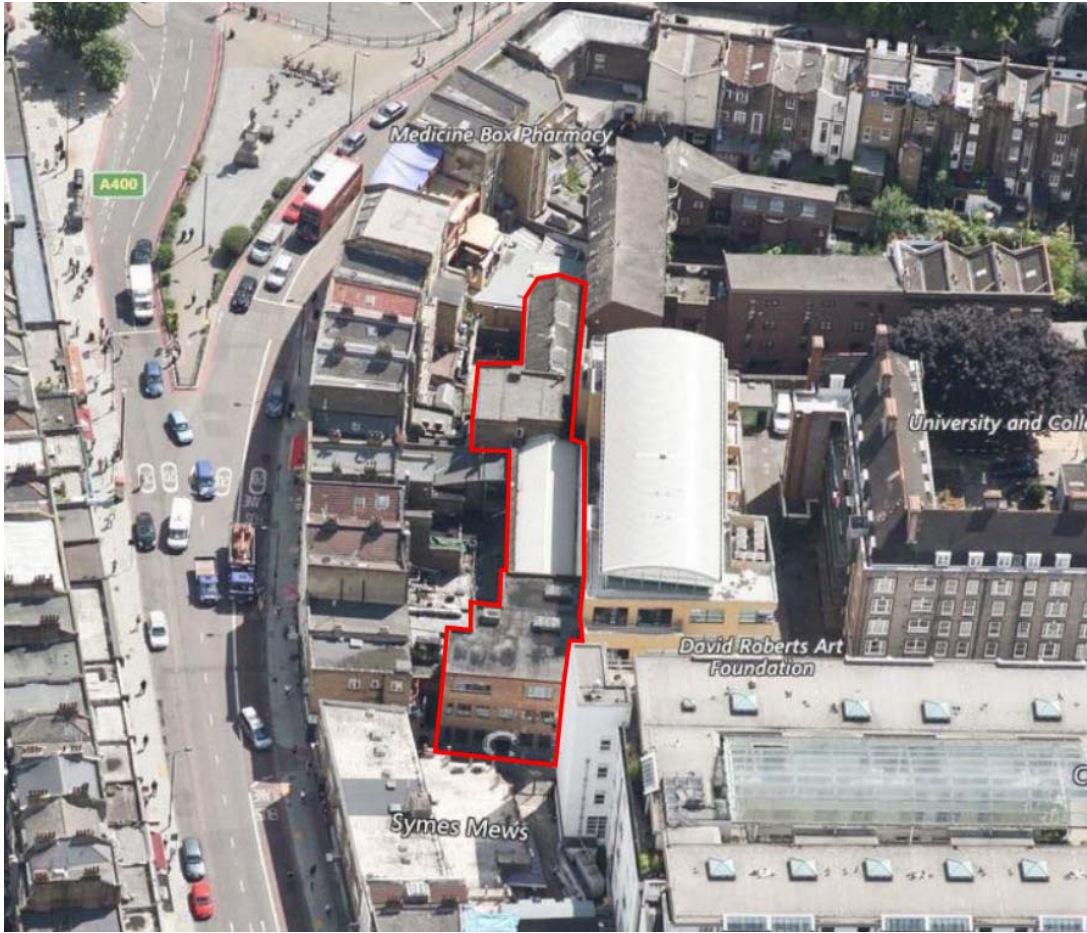


Figure 1 – The application building

- 1.2 The application building is currently vacant, but was previously in use by the David Roberts Art Foundation (D1 Non-Residential Institution use class). The surrounding area is predominantly commercial with residential units occupying the upper floors of many neighbouring buildings. The subject site is not a listed building, nor does it adjoin any listed buildings. It is located within Camden Town Conservation Area and the Camden Town Centre.
- 1.3 The site has a Public Transport Accessibility Level (PTAL) rating of 6b (Excellent). The site is located close to Mornington Crescent and Camden Town underground stations, as well as many bus services along Camden High Street.

## 2 THE PROPOSAL

- 2.1 The proposal is for the change of use of the building to office use (class B1a) and associated internal renovations and refurbishment. There are no external alterations proposed. Access to the site will remain as existing, with primary access from Symes Mews and secondary access via Camden High Street.

## 3 RELEVANT HISTORY

## The site

- 3.1 2011/3764/P – Renewal of planning permission granted on 15/07/08 (Ref: 2008/0931/P) for alterations and extensions including the addition of a second floor extension and full height side extension, in association with the change of use from film studio, workshop (Class B1) and tattoo parlour (Class A1) to art gallery (Class D1) and 2x self-contained studio flats (Class C3). Planning permission granted subject to S106 legal agreement on 30/03/2012. The following condition was imposed to control the use class:

*Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the non-residential part of the premises shall only be used as an art gallery and not for any other use within Class D1.*

*Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure, in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.*

*NB. This development was implemented by way of the change of use to an art gallery, but not fully built out. The approved second floor extension and full height side extension were not built and the 2 x self-contained flats were not created.*

- 3.2 2008/0931/P - Alterations and extensions including the addition of a second floor extension and full height side extension, in association with the change of use from film studio, workshop (Class B1) and tattoo parlour (Class A1) to art gallery (Class D1) and 2x self-contained studio flats (Class C3). Planning permission granted subject to S106 legal agreement 15/08/2008. *NB. Works were not implemented, although business use was introduced at the site in the form of a film studio and workshop.*
- 3.3 2007/1271/P - Change of use from tattoo parlour (Class A1) to offices (Class B1) at ground floor level including minor alterations to the existing facades and the demolition of existing WC block and glazed structure. Erection of 1 and 2-storey roof extension, to provide additional offices (Class B1) and three self-contained flats (Class C3). Planning permission granted subject to S106 legal agreement on 11/06/2007. *NB. Works were not implemented.*

- 3.4 2005/5411/P - Change of use from ground floor tattoo parlour (Class A1) to offices (Class B1), with associated remodelling works to the Symes Mews elevation and the erection of a single-storey extension within the existing courtyard at the entrance of 15a Camden High Street and a visibility screen within the existing internal central courtyard. Planning permission granted 27/02/2006. *NB. Works were not implemented.*

## **4 CONSULTATION SUMMARY**

### **STATUTORY**

#### **4.1 Transport for London (TfL)**

- The site is on A400 Camden High Street, which forms part of the Transport for London Road Network (TLRN). TfL is the highway authority for the TLRN, and is therefore concerned about any proposal which may affect the performance and/or safety of the TLRN.
- The crossover on Camden High Street currently creates an ambiguous situation. TfL would be willing to look at removing the crossover to facilitate an improved pedestrian environment, subject to the applicant agreeing to fund the relevant work.
- It is unclear from the application material regarding how many cycle parking spaces are currently proposed. Eight long-stay and three short-stay cycle spaces should be provided to meet the minimum standards set out in the draft London Plan and minor suggested changes published in August 2018. This should be secured by condition.
- Cycle parking should follow the London Cycling Design Standards (LCDS) and be located in an accessible, convenient, secure and sheltered area.
- End of journey facilities should also be provided for the employment use including shower and changing facilities.
- Subject to the draft London Plan-compliant cycle parking provision being secured by the Council, TfL would not object to this planning application.

*Officer's response: See section 11 for full transport assessment.*

### **Local groups/stakeholders**

#### **4.2 Camden Town CAAC**

- This change of use application is accompanied by wholly inadequate drawings. The information and drawings provided are inadequate and

an improved set should be requested so that we can make considered comments.

- Plans are not accurately annotated which makes it hard to discern changes.
- There is no proposed second floor plan uploaded to show changes from the existing plan.
- Further details are required for the onsite refuse and waste strategy for the B1 use
- There are no details for size/ location/ ease of access.
- The entrances are currently very poor quality and will need addressing as they do not seem to form part of the application
- In addition the loss of residential use is not mitigated and suggestions should be sought

*Officer's response: Revised existing floor plans and sections have been provided; however, please note that the proposals involve internal refurbishment and renovations only which do not require planning permission and are not under consideration as part of this application. No external alterations are proposed, and access, servicing and refuse arrangements will remain the same as existing which the Council's Transport Officer has confirmed is acceptable.*

*Please refer to section 6 for full assessment of land use.*

### **Adjoining Occupiers**

- 4.3 A site notice was displayed from the 12<sup>th</sup> December 2018 until the 5<sup>th</sup> January 2019. A press advert was placed on 13<sup>th</sup> December 2018 in the Camden New Journal.

### **Representations summary**

- 4.4 One letter of objection was received from the owner/occupier of 74 Durdans House, Royal College Street:

I'm sure this will be "affordable housing" in keeping with what this homelessness epidemic really needs in this area? Pretty disgusting little private cash cow - should be denied on principle!

*Officer's response: The proposed development does not include the creation of residential housing nor does it trigger the requirement to provide housing.*

## **5 POLICIES & Guidance**

## **5.1 National Planning Policy Framework 2019**

## **5.2 London Plan 2016 and Draft London Plan 2018**

## **5.3 Camden Local Plan 2017**

G1 Delivery and location of growth  
H3 Protecting existing homes  
C5 Safety and security  
C6 Access for all  
E2 Employment premises and sites  
A1 Managing the impact of development  
D1 Design  
D2 Heritage  
CC1 Climate change mitigation  
CC2 Adapting to climate change  
CC4 Air quality  
CC5 Waste  
TC2 Camden's centres and other shopping areas  
T1 Prioritising walking, cycling and car-free development  
T2 Parking and car-free development  
T3 Transport infrastructure  
T4 Sustainable movement of goods and materials  
DM1 Delivery and monitoring

## **5.4 Supplementary Planning Policies**

CPG Air quality 2019  
CPG Amenity 2018  
CPG Community uses, leisure facilities and pubs 2018  
CPG Employment sites and business premises 2018  
CPG Energy efficiency and adaptation 2019  
CPG Housing (Interim) 2018  
CPG2 Housing May 2016 updated March 2019  
CPG Design 2019  
CPG Developer contributions 2019  
CPG Town centres 2018  
CPG Transport 2019

Camden Town Conservation Area Statement 2007

## **5.5 Other documents**

**Euston Area Plan 2015**



EAP 2: Design  
EAP 3: Transport

## **ASSESSMENT**

The principal considerations material to the determination of this application are considered in the following sections of this report:

6	<b>Land use principles</b>
7	<b>Conservation and design</b>
8	<b>Impact on neighbouring amenity</b>
9	<b>Air quality</b>
10	<b>Sustainable design and construction</b>
11	<b>Transport</b>
12	<b>Employment and training opportunities</b>
13	<b>Planning obligations</b>
14	<b>Mayor of London's Crossrail CIL</b>
15	<b>Camden CIL</b>
16	<b>Conclusion</b>
17	<b>Recommendations</b>
18	<b>Legal comments</b>
19	<b>Conditions – planning application</b>
20	<b>Informatives</b>

## 6 Land use principles

### Previous consent for residential accommodation

- 6.1 Policy H3 seeks to protect all housing floorspace, stating that the Council will resist development that involves the net loss of two or more homes or the net loss of residential floorspace; and policy H1 seeks to exceed the target for additional homes by resisting alternative development of sites identified for housing through a current planning permission unless it is shown that the site is no longer developable for housing.
- 6.2 It is acknowledged that planning permission was previously granted for the creation of two studio flats to the northern end of the second floor measuring 32sqm and 36sqm (reference 2011/3764/P – see history section above).
- 6.3 However, it was evident at the time of the officer's site visit that this scheme had not been fully implemented as per the approved drawings. Although the approved gallery use had commenced, the approved second floor extension and full height side extension had not been erected and the two studio flats have not been created. The property is currently occupied by live-in guardians as it has been vacant since the previous gallery operator vacated; although the layout, standard and decoration of the rooms suggest they were previously in use ancillary to the principle gallery use.
- 6.4 Despite this, given the commencement of the approved use, the scheme would be considered to have been implemented, and as such the potential for the future creation of these units must be considered in the determination of the current planning application. Although it is recognised that two studio flats could lawfully be created at the site, the previously approved flats are not considered to be of a high standard of accommodation which the Council would seek to protect. At 32 and 36sqm, the units would be below the nationally described space standard of 39sqm for a 1 bedroom 1 person unit, or 50sqm for a 1 bedroom 2 person unit, and would be north-facing. The flats would not benefit from a separate entrance, sharing access with the gallery, and studio units are not a priority dwelling size in the borough.
- 6.5 On balance, given the substandard form of accommodation previously approved, it is not considered that the potential future implementation of this scheme should be protected. As such, the proposals are considered acceptable in this regard and in accordance with policies H1 and H3 of the Local Plan.

### Loss of non-residential institution (D1 use)

- 6.6 Policy C2 sets out the Council's position on proposals involving the loss of community facilities and states that only after it is demonstrated that there is no requirement for the existing use, would the Council consider an alternative D1 community uses to be provided such as a clinic, health centre, crèche, school, etc.
- 6.7 Policy C3 recognises the contribution that cultural and leisure facilities, such as theatres, galleries and museums, make to Camden's attractiveness as a place to live, work or study; and also states that proposals involving the loss of a cultural or leisure facility must demonstrate to the Council's satisfaction that there is no longer a demand for such a use.
- 6.8 In this instance, the site was most recently in use by the David Roberts Art Foundation, although it is understood that the previous art gallery use was operated mainly for storage of art for the Foundation rather than a typical art gallery open to the public.
- 6.9 Nevertheless, the applicant completed a Marketing Report, prepared by Robert Irving Burns, prior to submission of the application. The D1 use was marketed informally between December 2016 and February 2017 where only one party, a charitable organisation, came forward to offer. Once vacant, a more formal open marketing process by RIB and ADS began on 9th April 2018 where specific targeted purchasers and agents were contacted and on 12th April 2018 a marketing document was distributed to an excess of 1,200 agents and uploaded to both RIB's and ADS's websites, LinkedIn, Perfect Information Property and West End Agents marketing platforms.
- 6.10 In total, 47 inspections took place by investors, developers and owner occupiers. All the interest was from prospective office occupiers. Bids were requested to be received by 16th May 2018 and in total 10 bids were received. A second round of bids resulted in three parties remaining; a B1 owner occupier and two investor/developers. Both investor/developer parties withdrew due to constraints and no deal was agreed with the B1 owner occupier. Further interest was received from two investor/developer parties, both looking at the properties for B1 opportunity. There was no interest from prospective D1 occupiers.
- 6.11 In addition, research into other local art galleries found that a total of 10 art galleries were located within a 1-mile radius of the Site. These include Camden Image Gallery, Peltz Gallery and Kings Place Gallery; as such, there is clearly a sufficient number of community facilities within the area.

- 6.12 Furthermore, consideration must be given to the previous consent at the site which restricted the D1 consent for use as an art gallery only. Condition 9 stated:

*Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the non-residential part of the premises shall only be used as an art gallery and not for any other use within Class D1.*

This condition was imposed to ensure that the future occupation of the building would not adversely affect the adjoining residential premises to the upper floors of nos. 35 and 39 Camden High Street and the immediate area by reason of noise traffic congestion and excessive on-street parking pressure.

- 6.13 Given the fact that the site was never open to public access, the lack of demand from alternative D1 operators, and the existence of other art galleries in the nearby area, the loss of the existing D1 use at the site is not considered to cause harm to the existing culture and leisure offer in Camden Town and the proposed office (B1a) use is considered an appropriate replacement.

Creation of office use (B1a use)

- 6.14 The Council's overall approach to growth and development as set out in Policy G1 (Delivery and Location of Growth) is to focus growth in the most suitable and highly accessible locations, including Camden Town Centre. Policy G1 states that the Council will promote the most efficient use of land and buildings in Camden by, among other things, seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.
- 6.15 Policy E1 states that the Council will direct new office development to the growth areas, Central London and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031. The council will support Camden's industries by supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2 "Employment premises and sites".
- 6.16 The proposed development results in of the creation of 1149sqm new office floor space. Given the mixed use of the wider area and the site's location within the highly accessible Camden Town Centre Location, the additional office floorspace is welcomed. The proposed development is large enough to

generate significant local economic benefits, which is discussed further in section 12.

### Conclusion

- 6.17 Although the Council generally seeks to replace lost D1 floorspace with an alternative community use, given the fact that the existing gallery use was not open to the public and the applicant has demonstrated that there is no demand from alternative gallery operators, the creation of new office space is considered an appropriate replacement, especially considering the previous business use at the site. Likewise, the proposals would not result in the loss of high quality self-contained residential accommodation. As such, the proposed development is considered acceptable and in accordance with policies H3, C2, E1 and E2 of the Camden Local Plan.

## **7 Conservation and Design**

### Statutory Framework and Implications

- 7.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) is relevant. Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 7.2 The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).

### Policy review

- 7.3 NPPF section 16 paragraphs 193 to 197 in particular, London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7, Camden Local Plan policies D1 and D2 and CPG1 (Design) are relevant with regards to conservation and design.

### Designations

- 7.4 The application site is not a listed building, nor are there any designated or non-designated heritage assets in the surrounding vicinity. The application site is

located within the Camden Town Conservation Area, which was first designated in 1986.

- 7.5 The application site sits within sub area 1 (Commercial) of the Conservation Area which is characterised by its architectural diversity and mixture of 19<sup>th</sup> and 20<sup>th</sup> century buildings. The application building is not noted as making either a positive nor negative contribution to the conservation area.

### Assessment

- 7.6 The proposed change of use involves internal alterations only and the refurbishment of the existing accommodation. No external alterations are proposed and as such, the proposed development would have no impact the appearance of the building nor the wider Camden Town Conservation Area.

## **8 Impact on neighbouring amenity**

### Policy review

- 8.1 Camden Local Plan policy A1 and CPG Amenity are relevant with regards to the impact on the amenity of residential properties in the area.
- 8.2 Given the lack of external alterations to the property, the proposed development would not cause harm to neighbouring amenity by way of loss of outlook, daylight or privacy. The change of use from a non-residential institution (currently in use as a gallery) to an office, is not considered to impact the number of people visiting and accessing the site to such an extent as to cause harm to the amenity of neighbouring residents. The nearest residential flats are to the upper floors of nos. 35 and 39 Camden High Street, on either side of the entrance to Symes Mews. Given their location overlooking the busy Camden High Street, the proposed office use is not considered to result in additional undue noise and disturbance to these residents by way of staff entering and leaving the site.
- 8.3 No new plant or air conditioning units are proposed as part of the current development, and as such there are no concerns as to potential noise disturbance to neighbouring residents.
- 8.4 As such, the proposed development is not considered to cause harm to neighbouring residents in accordance with policy A1 of the Camden Local Plan.

## **9 Air quality**

- 9.1 Camden Local Plan policy CC4 is relevant with regards to air quality.

- 9.2 An Air Quality Assessment (AQA) has been submitted as part of this application prepared by Phlorum Limited which demonstrates that the proposals would be air quality neutral in accordance with policy CC4. The Council's Air Quality Officer has no objections subject to conditions and S106 planning obligations on *air quality monitoring and details of ventilation systems*.
- 9.3 With regards to the impact of local air quality on building occupants, ultra-low NO<sub>x</sub> (<40mg/kWh) gas boilers are proposed to be installed and the building would be mostly naturally ventilated. Although concentrations of pollutants at all the façades are not considered to be unacceptable, pollution concentrations are likely to be higher at façades facing Camden High Street. As such, it is advised that the air inlets be installed away from the roads to provide cleaner air from the top and rear of the building. Details of proposed ventilation and air intake would be secured by condition.
- 9.4 With regard to the impact of the development on local air quality during construction, the overall risk level is assessed as low given the limited construction works proposed, and as such, real-time monitoring will not be required. A number of dust and fine particle mitigation measures are suggested in the air quality assessment which would be secured by condition.

## 10 Sustainable design and construction

### Policy review

- 10.1 Pursuant to London Plan policies 5.2, 5.3, 5.6, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15 and 5.17, Camden Local Plan policies CC1, CC2, CC3, CC4 and CC5, all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

### The site and the proposal

- 10.2 The site is located in very close proximity to Excellent/Very good public transport links (PTAL 5-6b) and involves the retention and refurbishment of the existing building. The principle of the scheme is therefore sustainable.

### Energy

- 10.3 Applicants are expected to submit an energy statement showing how the development will meet the following policy requirements:

- Follow the hierarchy of energy efficiency, de-centralised energy and renewable energy technologies set out in the London Plan (2011) Chapter 5 (particularly Policy 5.2) to secure the maximum feasible CO2 reduction beyond Part L 2013. GLA guidance on preparing energy assessments and CPG3 should be followed. In particular, improvements should be sought on the minimum building fabric targets set in Part L of the building regulations.
- CC1 requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible, and this should be demonstrated through the energy statement.

10.4 An energy statement has been submitted which demonstrates an overall CO2 reduction of 47.6% through fabric and services efficiency, which meets policy requirements. Renewable technologies were considered to be unfeasible. After requesting additional information on feasibility and costs, the Council's Sustainability Officer has confirmed that in view of the natural ventilation strategy and potential costs of installing air source heat pumps, the heating and cooling strategy is considered acceptable in this instance. The CO2 reductions and energy design details will be secured within an Energy Efficiency & Renewable Energy plan as part of the s106 legal agreement.

### Sustainability

10.5 For non-residential buildings there is a requirement to achieve a BREEAM Excellent rating and minimum credit requirements under Energy (60%), Materials (40%) and Water (60%).

10.6 The submitted BREEAM pre-assessment proposes an overall score of 62.14% which does not meet the policy target; however, the individual credits would all be above the minimum requirements:

- Energy 61.9%
- Water 77.8%
- Materials 53.8%

10.7 Given the existing site constraints, the Council's Sustainability Officer has confirmed this is acceptable providing the individual scores are secured as part of the Sustainability Plan secured by S106 legal agreement.

## **11 Transport**

### Policy review



11.1 Camden Local Plan policies T1, T2, T3 and T4 and CPG7 (Transport) are relevant with regards to transport issues.

### Introduction

11.2 The site is located on Camden High Street, which forms part of the Transport for London Road Network (TLRN). Transport for London (TfL) is the highway authority for this section of Camden High Street. TfL have confirmed that provided the development provides London Plan-compliant cycle parking, they do not object to the proposed development.

11.3 In their response, TfL noted that the crossover on Camden High Street currently creates an ambiguous situation and that TfL would be willing to look at removing the crossover to facilitate an improved pedestrian environment, subject to the applicant agreeing to fund the relevant work. However, the access also serves nos. 13 and 15 Camden High Street as well as the application site. The crossover is likely to be used to assist with the transfer of deliveries and bins. As such, the removal of the crossover would not be appropriate.

### Cycle Parking

11.4 The proposal would provide 1,149 sqm of office space. Table 6.3 of the London Plan would require the following cycle parking provision:

- 13 long stay spaces for staff
- 3 short stay spaces for visitors

11.5 The proposals were amended to increase the cycle parking spaces from 14 to 16 to ensure compliance with London Plan standards. The cycle store would be provided within the rear yard which would be secure, covered and benefit from step free access in accordance with Camden's guidance. The provision and ongoing maintenance of the cycle parking store shall be secured by condition.

### Car Parking

11.6 The applicant has confirmed that the site would be car free. This is welcomed as it would help to encourage staff and visitors to travel by sustainable modes of transport. The development will be secured as car-free by S106 legal agreement.

### Deliveries and Servicing

11.7 Deliveries, refuse and recycling collections, and other servicing activity would take place from the public highway as per the existing situation, which the Council's Transport Officer has confirmed is acceptable.

### Construction Management

11.8 The proposal is for a change of use only and there will be minimal construction work to implement the development. As such it is considered a construction management plan is not necessary in this instance.

### Conclusion

11.9 Subject to the development being secured as car-free, the proposals are considered acceptable and in accordance with policies T1, T2, T3 and T4 of the Camden Local Plan.

## **12 Employment and training opportunities**

12.1 The proposed development is large enough to generate significant local economic benefits. Camden Local Plan policies E1 and E2 and Camden Planning Guidance state that in the case of such developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services.

12.2 In line with CPG8, a range of training and employment benefits are to be secured in order to provide opportunities during and after the construction phase for local residents and businesses. This package of recruitment, apprenticeship and procurement measures will be secured via S106 and will comprise:

#### Construction phase:

- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide 1 construction work placement opportunity of not less than 2 weeks, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, as per section 70 of the Employment sites and business premises CPG.

#### End use phase:

- A rolling programme of apprenticeships (2 per year for 3 years) during the operational stage of the project.
- 5 end use work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Economic Development team, as per section 70 of the Employment sites and business premises CPG; and
- The applicant should facilitate promotion of the Camden STEAM Commission's objectives amongst end use occupiers.

12.3 The Council encourages the creation of apprenticeships and training placements to help to close the skills gaps between the jobs on offer in the borough and the skills of the local workforce, allowing companies to recruit and retain local people into work. This approach is supported through policy E2 of the Local Plan and applies to major commercial developments which will result in a net increase of 1,000sq m (GIA) or more of employment space including office, hotel and leisure developments.

12.4 The applicant has agreed to a contribution of £28,188 to be used by Camden to support initiatives which create and promote employment and training opportunities and to support local procurement initiatives in Camden. That contribution is based on the following formula:

*Net increase in floorspace (sq. m GIA) / 12sqm [space requirement per full time employee] = full time jobs created*

*Full time jobs created x 21% [% of Camden residents who work in Camden] x 35% [% of employees requiring training] x £3,995 [£ per employee requiring training] = contribution.*

12.5 The Council has explored the possibility of providing affordable workspaces at the site; however, the applicant has claimed that the subdivision of the building to provide a proportion of affordable workspace would impact the deliverability of the proposed employment space, and the nature of the building layout means that it needs to be single-let rather than multi-let.

12.6 Given the package of employment and training measures secured including a contribution towards employment and training opportunities and local procurement initiatives, the lack of affordable workspace is accepted in this instance.

12.7 The proposals are therefore in accordance with the guidance set out in CPG Employment sites and business premises and policies E1 and E2 of the Camden Local Plan.

### 13 Planning obligations

13.1 The following contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

<b>Contribution</b>	<b>Amount (£)</b>
Employment and training contribution	£28,188
<b>TOTAL</b>	£28,188

### 14 Mayor of London's Crossrail CIL

14.1 The proposal would not be liable for the Mayor of London's Community Infrastructure Levy (CIL) as it does not include the addition of private residential units.

### 15 Camden CIL

15.1 The proposal would not be liable for the Camden Community Infrastructure Levy (CIL) as it does not include the addition of private residential units nor is there an increase in floorspace.

### 16 CONCLUSION

16.1 The proposed change of use from an art gallery to office use is considered acceptable. Although the Council generally seeks to replace lost D1 floorspace with an alternative community use, given the fact that the existing gallery was not open to the public and the applicant has demonstrated that there is no demand from alternative gallery operators, the creation of new office space is considered an appropriate replacement, especially considering the previous business use at the site. There would be no external alterations and as such, there would be very limited impact on the appearance of the building and the amenity of neighbouring occupants. As such, subject to the conditions and planning obligations listed below, the proposed development is considered acceptable and in accordance with policies H3, C2, E1, E2 D1, D2, A1, T1, T2, T3, T4, CC1, CC2, CC3 and CC4 of the Camden Local Plan 2017.

## 17 RECOMMENDATIONS

### 17.1 Planning Permission is recommended subject to conditions and a Section 106 Legal Agreement covering the following Heads of Terms:-

#### Employment and training

- Contribution of £28,188.00.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide 1 construction work placement opportunity of not less than 2 weeks, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, as per section 70 of the Employment sites and business premises CPG.
- A rolling programme of apprenticeships (2 per year for 3 years) during the operational stage of the project.
- 5 end use work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Economic Development team, as per section 70 of the Employment sites and business premises CPG; and
- The applicant should facilitate promotion of the Camden STEAM Commission's objectives amongst end use occupiers.

#### Energy and sustainability

- Sustainability measures to be secured through S106 sustainability plan indicating minimum BREEAM 62.14% 'Very Good' level and minimum credit targets in Energy (61.9%), Materials (53.8%) and Water (77.8%).
- BREEAM stage assessment reports and certificates are to be submitted with the Sustainability s106 Pro-Forma at each stage, demonstrating the scheme meets the above scores, as follows:
  - Design Stage prior to occupation (with completed Pro-forma Section A)
  - Post Construction stage prior to occupation (with completed Pro-forma Section B)
- Energy provisions to be secured through S106 EE&RE plan – total site 47.6% beyond Part L 2013.

#### Transport

- Car free development

## 18 LEGAL COMMENTS

18.1 Members are referred to the note from the Legal Division at the start of the Agenda.

## 19 Conditions – planning application

1	<p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: 0000-GA,0010-GA, 0020-GA, 0021-GA, 0022-GA, 0023-GA, 0030-GA, 0031-GA, 0040-GA, 0200-GA-B, 0201-GA, 0202-GA,</p> <p>Planning Statement dated October 2018, Transport statement dated October 2018, Marketing report dated 09/10/2018, MEP Services Energy Statement, Energy and Sustainability design note dated 28/02/2019, Energy Statement ref: WED14177 dated 14/02/2019, Modelling details for the Energy Statement dated 15/02/2019, BREEAM Pre-Assessment Summary Report dated 21/02/2019.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Cycle parking for 16 bicycles as shown on approved drawing ref: 0200 - GA - B shall be provided in its entirety prior to the first occupation of the building, and permanently retained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.</p>
4	<p>All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.</p> <p>Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.</p>
5	<p>Prior to commencement of development (excluding demolition and site</p>

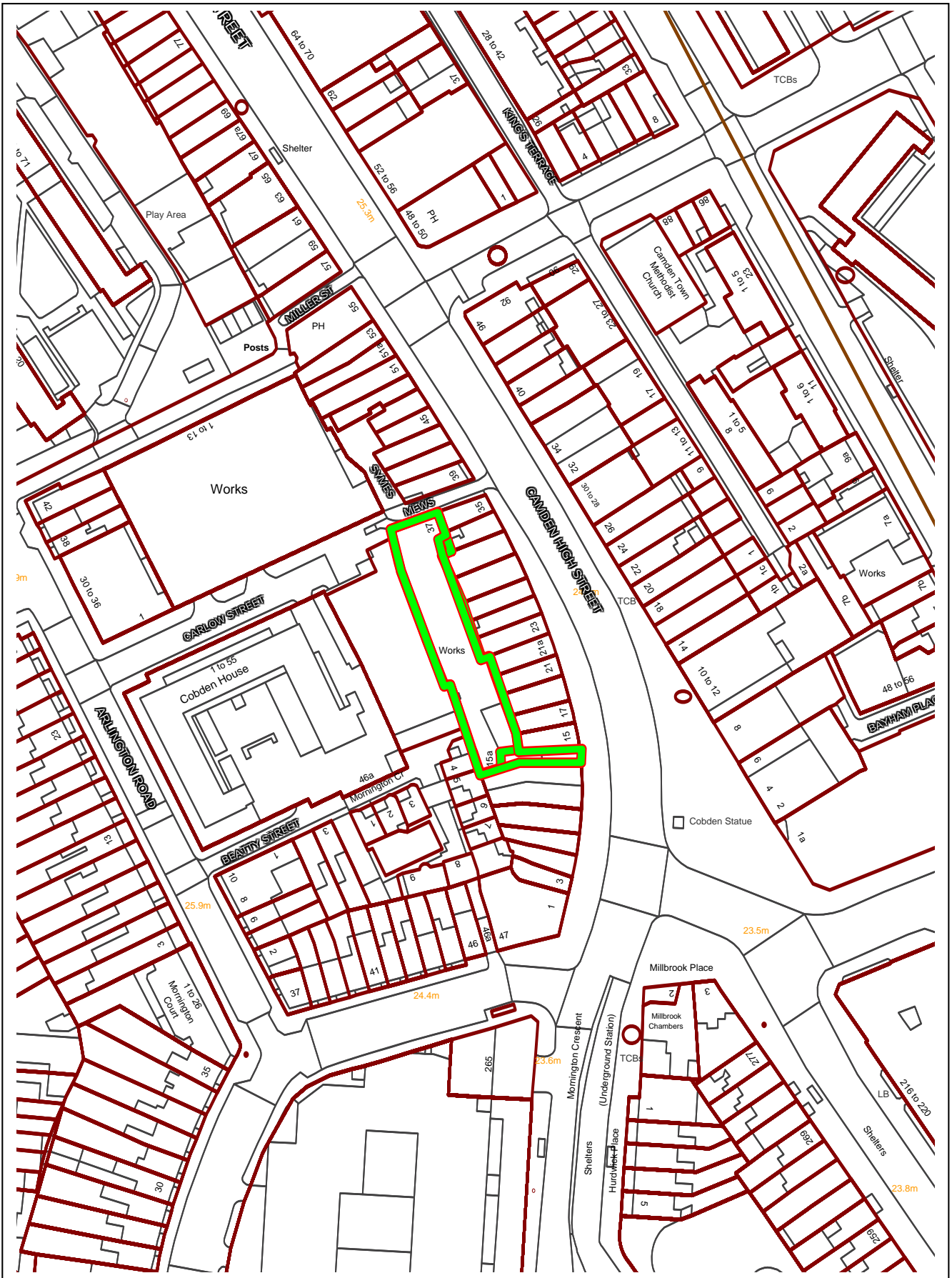
	<p>preparation works), details of the ventilation systems including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and boiler flues and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.</p> <p>Reason: To protect the amenity of occupants in accordance with Policy CC4 of the London Borough of Camden Local Plan 2017.</p>
6	<p>Prior to commencement of development, a Dust Management Plan shall be submitted to and approved in writing by the local planning authority. The plan shall include the mitigation measures described in paragraphs 5.23 - 5.25 of the Air Quality Assessment by Phlorum Limited reference 8700A.V1 dated 25/03/2019, and within the Mayor's SPG 8 (The control of dust and emissions during construction and demolition, 2014) and IAQM guidance.</p> <p>Reason: To safeguard the amenities of the building's occupants, adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the London Borough of Camden Local 2017.</p>


## 20 Informatives – planning application

1	<p>Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).</p>
2	<p>This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations &amp; Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.</p>
3	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <a href="https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319">https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319</a> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras</p>

	<p>Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)</p> <p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.</p>
4	<p>Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.</p>





	<p><b>Application No: 2018/5173/P</b></p> <p><b>Symes Mews</b>  <b>15a-37 Camden High Street</b>  <b>London, NW1 7JE</b></p> <p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</small></p>	<p><b>Scale:</b>  <b>1:1250</b></p> <p><b>Date:</b>  <b>29-Mar-19</b></p>	<p><b>N</b></p> 
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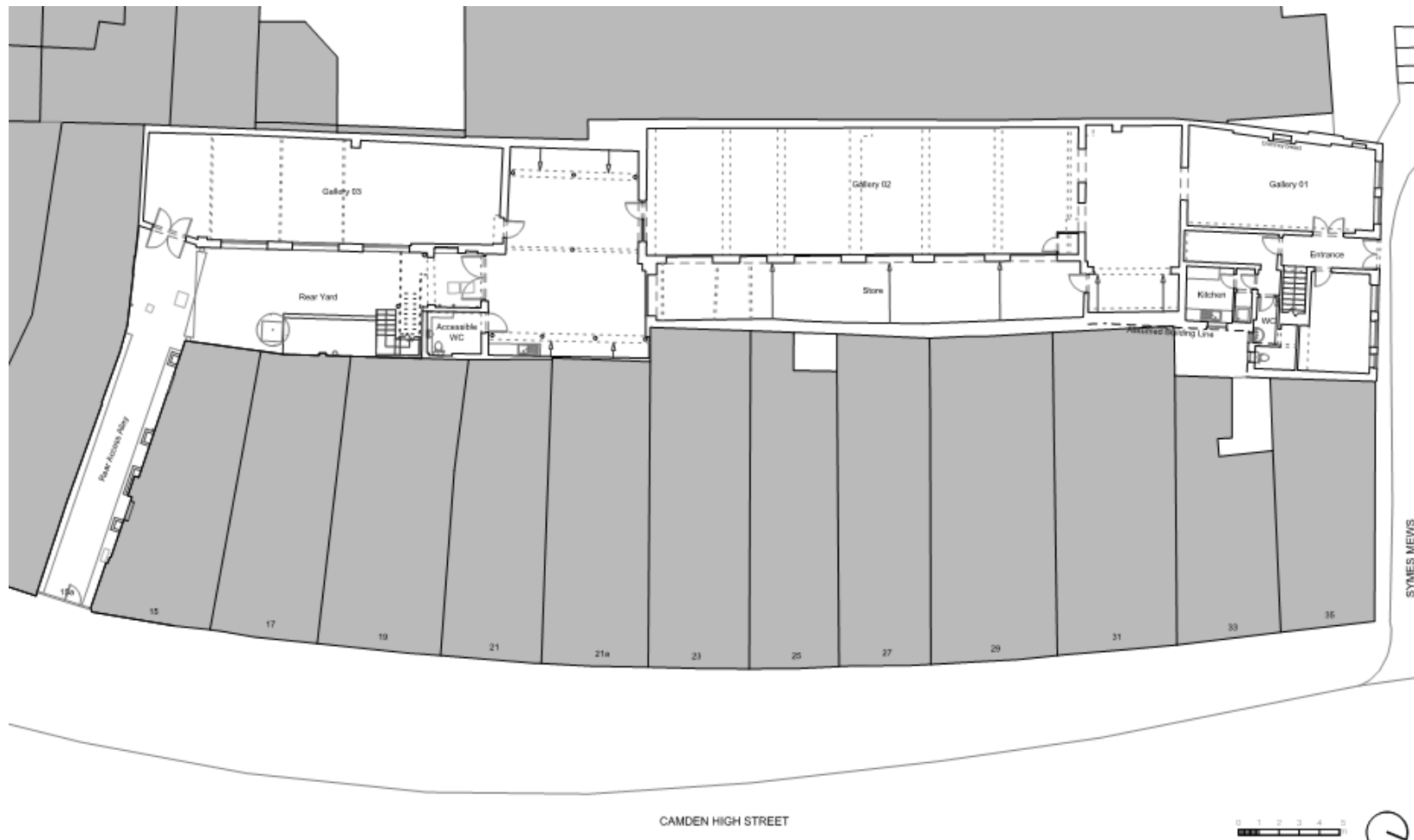
# Symes Mews, 15a – 37 Camden High Street 2018/5173/P





Aerial view of application site

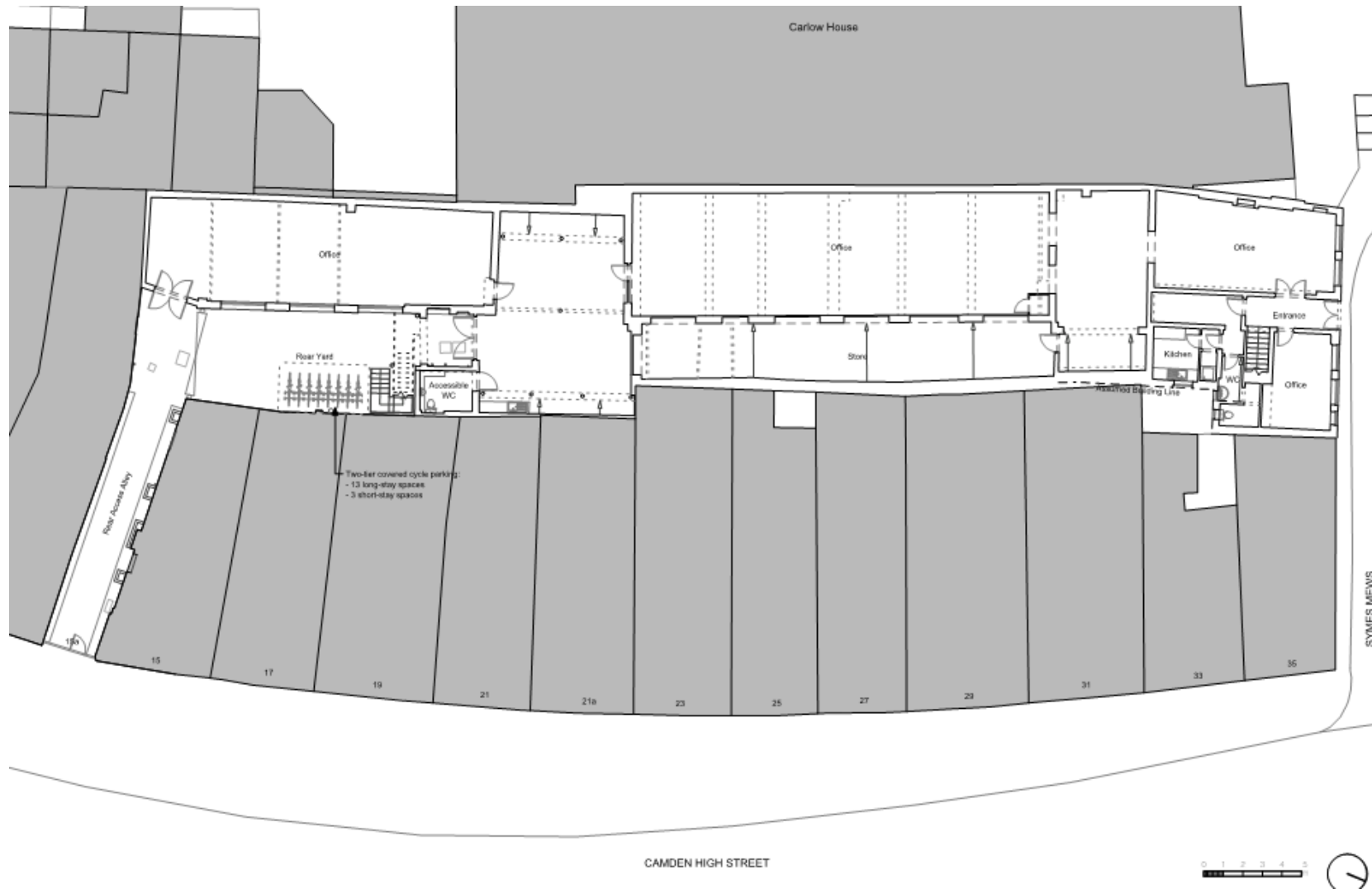
# Existing ground floor plan

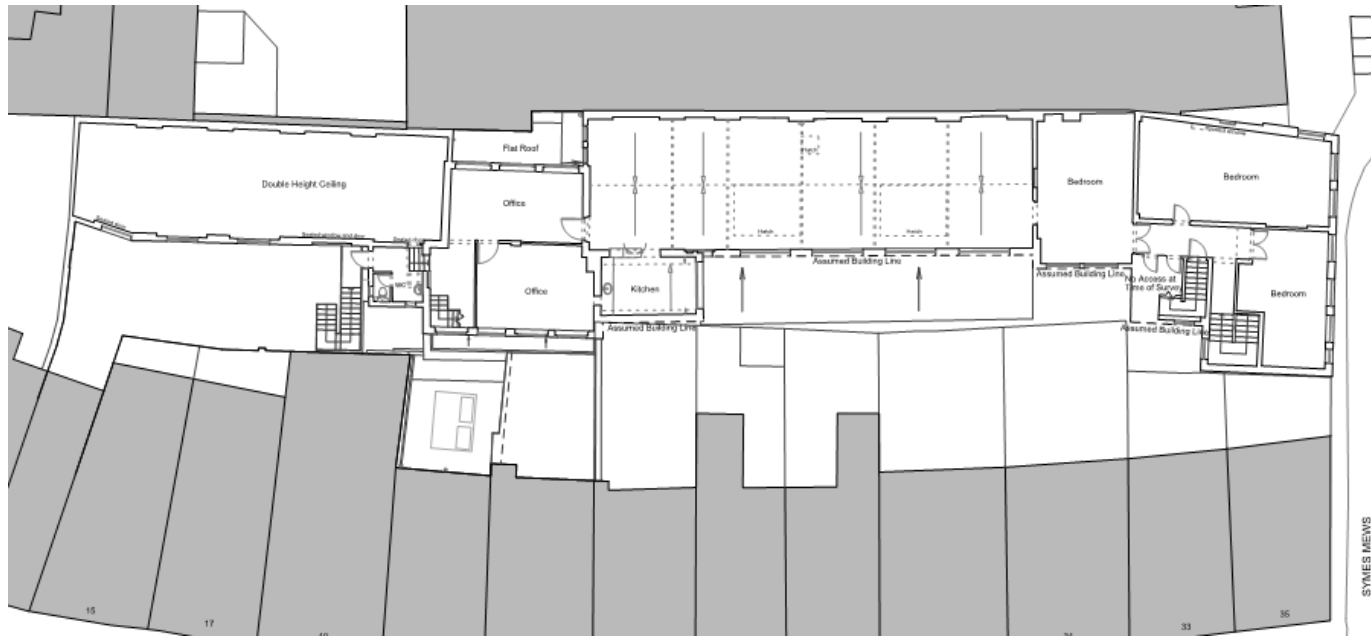


CAMDEN HIGH STREET

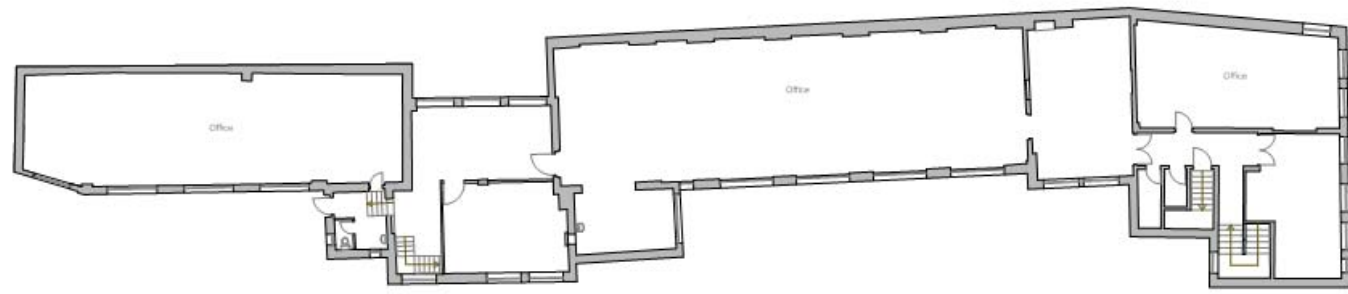
SYMES MEYRS

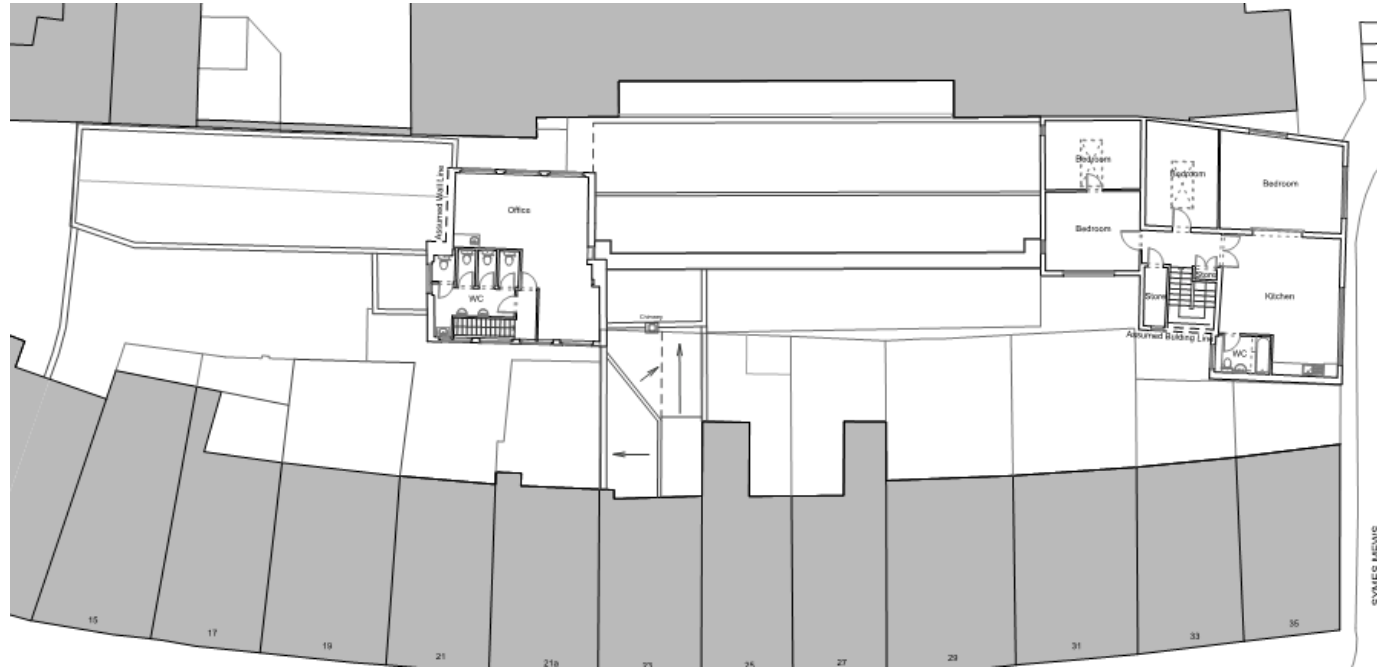
# Proposed first floor plan





Existing (above) and proposed (below) first floor plan

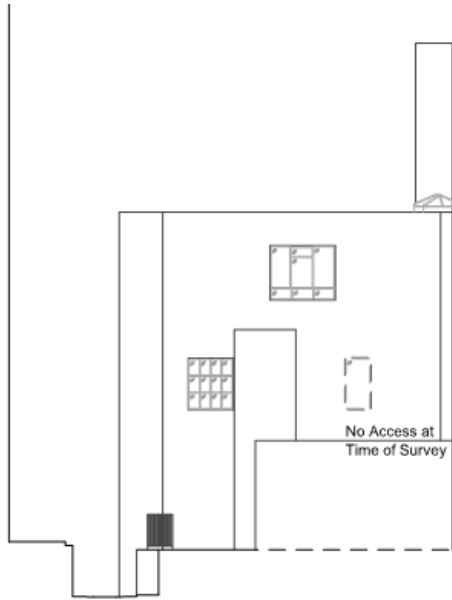




Existing (above) and proposed (below) second floor plan



## Existing elevations (no change)



① West Elevation

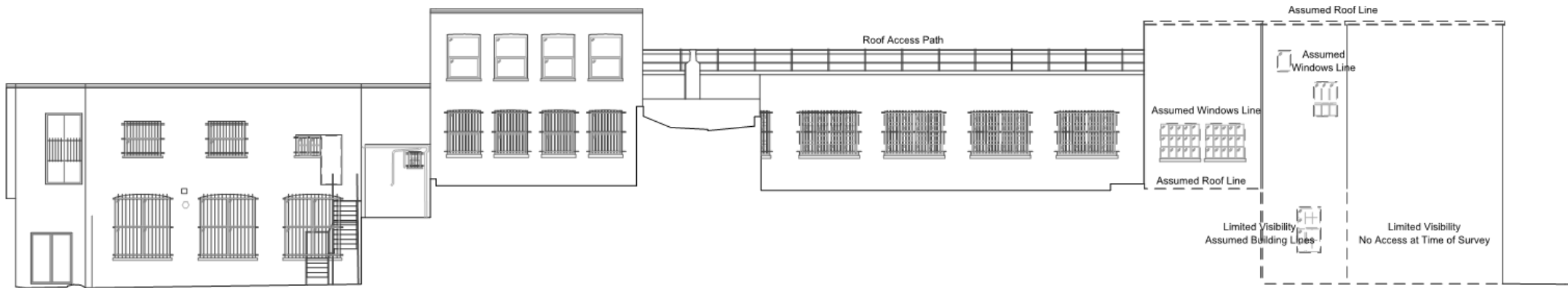


② North Elevation - Symes Mews



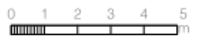
③ East Elevation - Camden High Street





④ East Elevation - Internal

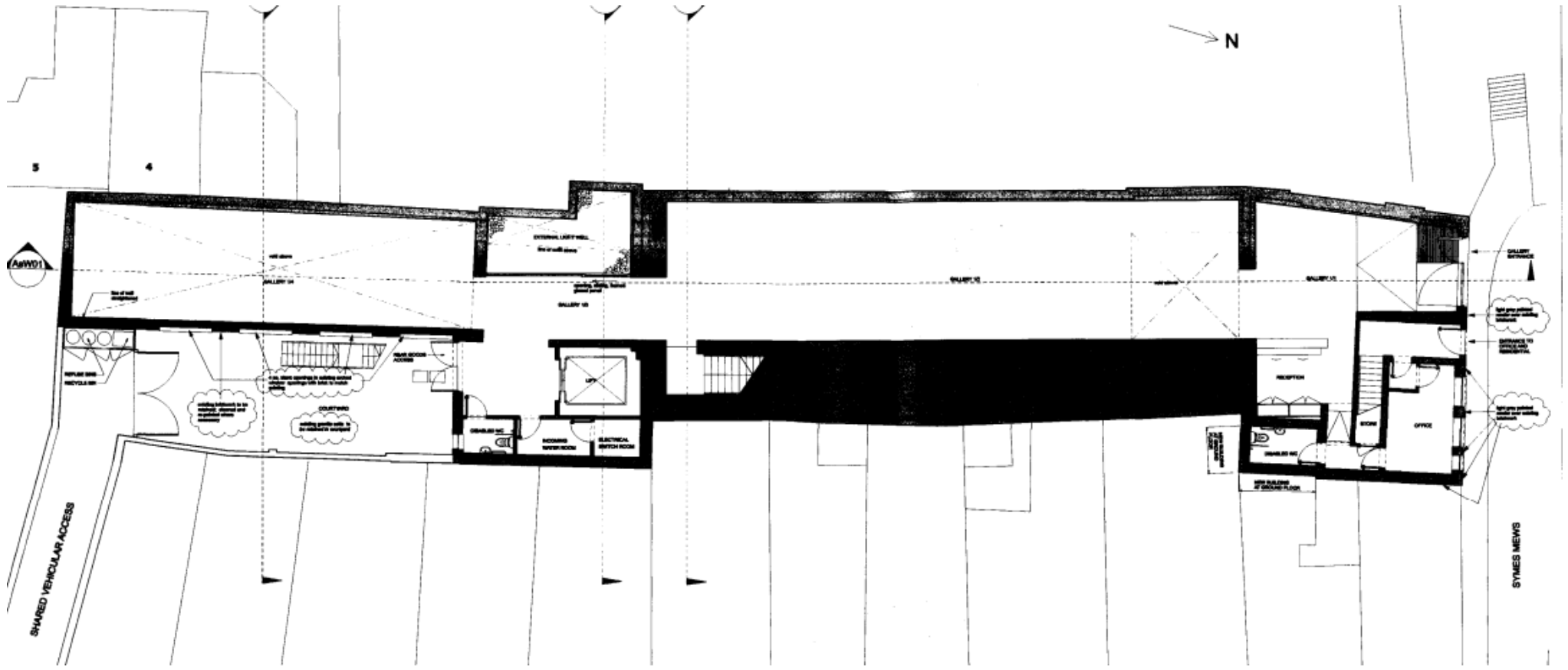
Existing elevations (no change)



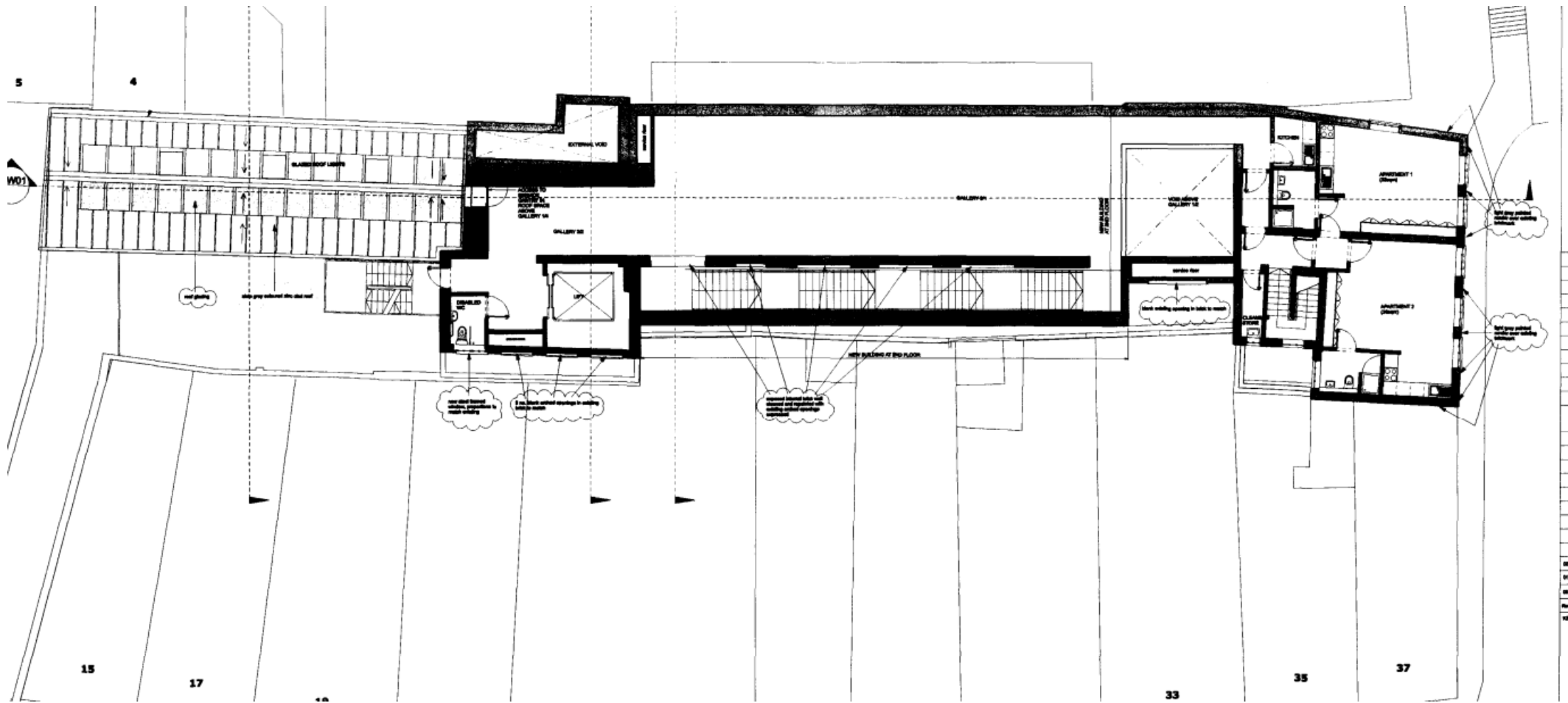
Previously approved scheme  
2011/3764/P

Renewal of planning permission granted on 15/07/08 (Ref: 2008/0931/P) for alterations and extensions including the addition of a second floor extension and full height side extension, in association with the change of use from film studio, workshop (Class B1) and tattoo parlour (Class A1) to art gallery (Class D1) and 2x self-contained studio flats (Class C3). Planning permission granted subject to S106 legal agreement on 30/03/2012.

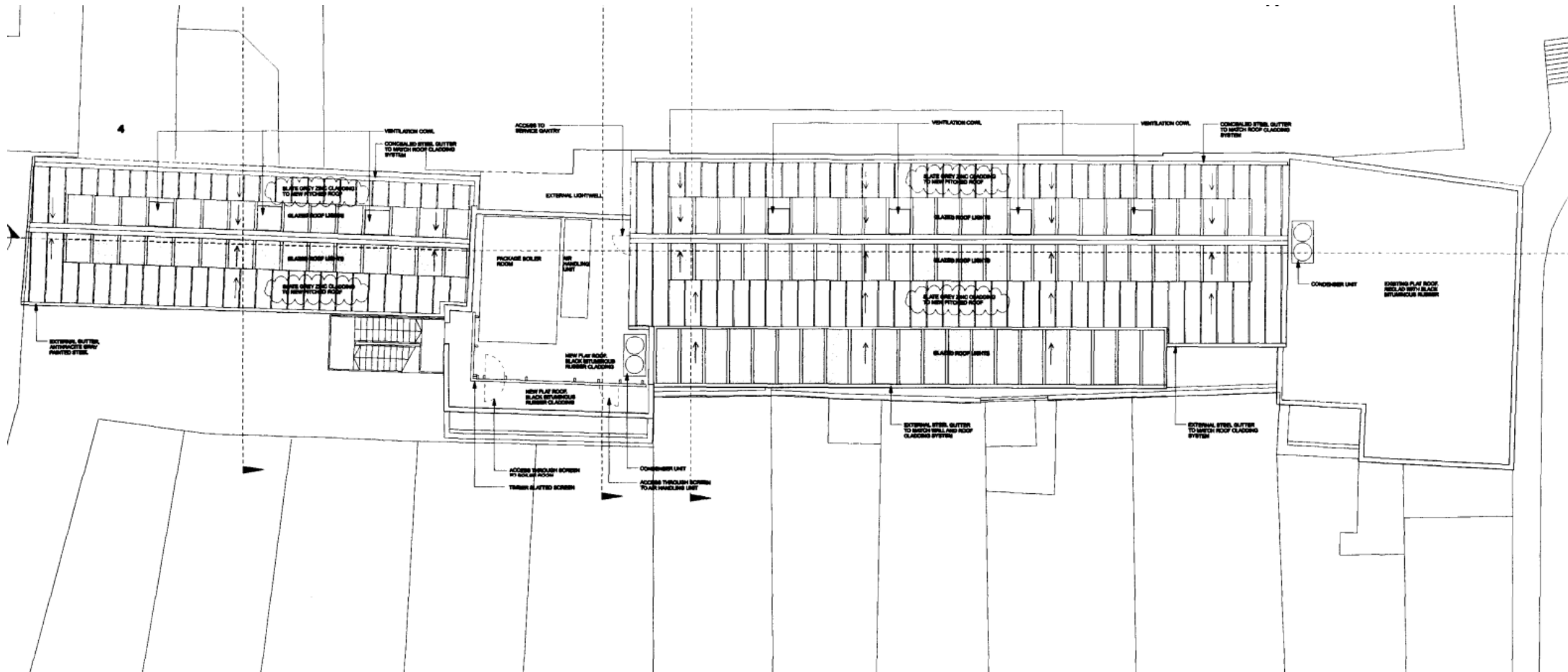
Approved ground floor plan (no first floor plan submitted).



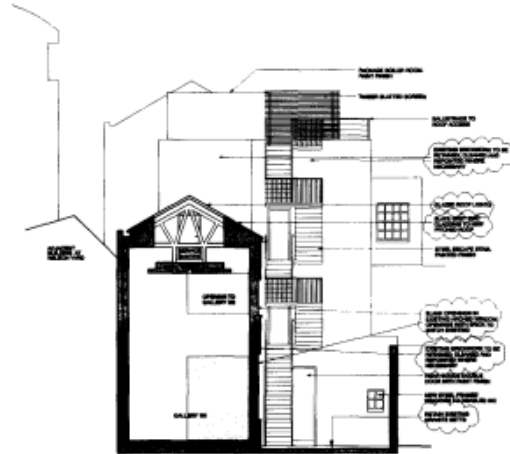
# Approved second floor plan



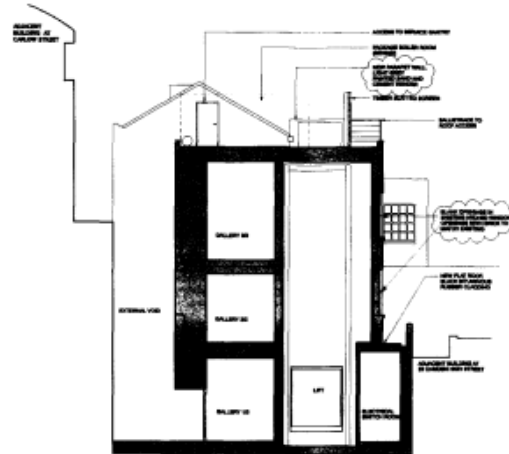
# Approved roof plan



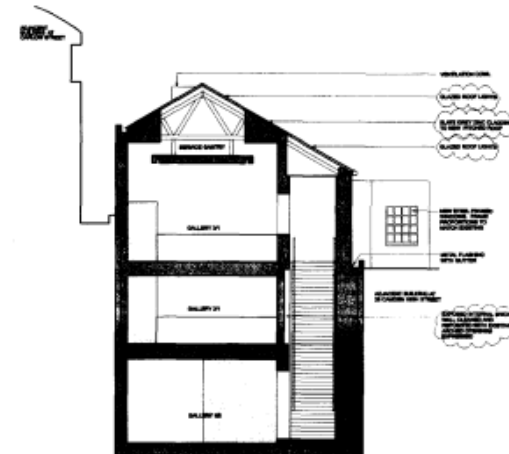
Approved sections



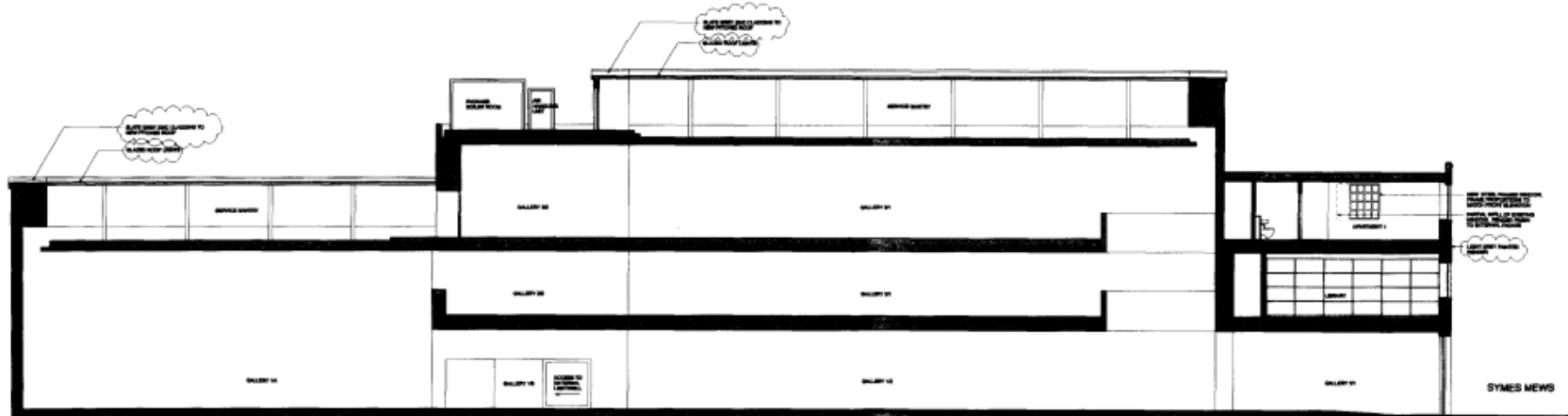
01 AaND1  
Scale 1:100



02 AaND2  
Scale 1:100



03 AaND3  
Scale 1:100



04 AaND4  
Scale 1:100

SYMES NEWS