

Camden application ref: 2019/5748/P
Islington application reference: P2019/3410/FUL
Contact: David Fowler
Tel: 020 7974 2123
Date: 29 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Simon Roberts
Major Applications Team
LB of Islington
Development Management Service
Planning and Development
PO Box 3333
222 Upper Street

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - Objection

Address:
196-228 York Way
London
N7 9AX

Proposal:

Request for observations from the London Borough of Islington for 'Demolition of the existing buildings and the erection of a part 5 and part 8 storey building plus double basement to provide for a total of 9,337sqm (GIA) of self-storage floorspace (Use Class B8) and 757sqm (GIA) of flexible office floorspace (Use Class B1a) along with associated access arrangements, car and cycle parking, servicing and plant area, refuse storage and ancillary works'.

Drawing Nos: As submitted to Islington Council

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

Reason(s) for Objection

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

We note that the scheme has been dropped by one storey at the front, compared with the previous refused scheme. In the previous application, the argument was made that the balconies on the flats on the Maiden Lane

estate were partly to blame for the poor daylight results, however no analysis was undertaken to show what the results would be if the balconies were removed. This analysis has now been undertaken for the current application.

Objections are still raised with regards to the amenity impact on residents within the Maiden Lane Estate (Blocks A and E), in terms of loss of light, which is considered unacceptable in accordance with Camden Local Plan Policy A1 (Managing the impact of development). The impact of the proposed development goes significantly above the BRE guidelines for numerous windows. It is noted that a number of these rooms are bedrooms. Whilst the BRE guidelines state that bedrooms are less important, it also states they should be analysed. Officers note that 47 windows would fail the BRE guidelines and that a number of these windows serve living/kitchen/dining rooms. All three windows tested for the L/K/D of flat 4 (Block E) would be significantly affected (losses of 27.3%, 39.9% and 37.2%). There are a number of other windows where the loss of VSC would be over 30%. Officers do not consider that the impact with regards to the No Sky Line or Annual Probable Sunlight Hours demonstrates that the breaches would be acceptable. No justification is provided for a significant loss of daylight to numerous windows serving numerous properties. Officers consider that the proposed development would have a significant detrimental impact on the amenity of Camden residents and it is requested that the application is refused.

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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer