

**OUR REF: AE/DM/AC/R00232**  
**PLANNING PORTAL REF: PP-09089196**

London Borough of Camden  
By Planning Portal

18<sup>th</sup> September 2020

Dear Sir / Madam

**APPLICATION FOR FULL PLANNING PERMISSION  
MINOR AMENDMENTS TO EASTERN ELEVATION  
SHURGARD, 145-147 YORK WAY, LONDON, N7 9LG**

On behalf of our client, Shurgard UK Ltd, we hereby submit an application for full planning permission for the installation of an extract louvre and roller shutter at the above Site.

**Background**

The Site comprises an existing 6-storey red-brick building currently in self-storage use (Use Class B8) and occupied by Shurgard. The principal site entrance is off York Way, which leads to an internal courtyard used for customer car parking and loading/unloading.

The existing building is locally listed (ref. REF472) – the local listing description is as follows:

*‘Late 19th century depository. Massive red brick structure, maintains building line and form of adjacent smaller residential buildings on York Way surprisingly successfully (although its elevations onto Cliff Villas and Cliff road are significantly less neighbourly due to scale). On York Way elevation the use of pilasters and blind arches, glazed and engineering brickwork and original fenestration add interest and relief to the formidable bulk of the building’.*

In addition, whilst not located in a Conservation Area itself, the Site is situated within the settings of Camden Square Conservation Area (to the north) and Hillmartin Conservation Area (to the east).

**Relevant Planning History**

Planning permission (ref. 2019/5857/P) was granted on 27<sup>th</sup> July 2020 for the erection of a 5-storey infill extension to the existing Shurgard self-storage building to provide additional Use Class B8 floorspace, including providing two additional car parking spaces.

**Proposed Development**

The proposals seek to: -

- a. install an extract louvre, to partially infill an existing opaque window, to ventilate the amended car park layout to ensure customer health and safety; and
- b. Install a fast-response roller shutter, to the existing (hitherto unused) car park exit, to improve site safety.

Both the proposed extract louvre and roller shutter are to be installed to the existing east elevation facing York Way and within existing apertures to the building.

## Relevant Planning Policy

The development plan relevant to this planning application comprises:

- The London Plan (2016)
- Camden Local Plan (2017)

The Intend to Publish (ItP) London Plan (2019) underwent an Examination in Public from 15<sup>th</sup> January to 22<sup>nd</sup> May 2019. Further changes are expected following the Secretary of State's Directions (March 2020), however the ItP London Plan is a material consideration relevant to this planning application.

ItP London Plan Policy HC1 states that development proposals affecting a heritage asset, and their setting, should conserve the significance by being sympathetic to the significance and appreciation within their surroundings.

Policy D1 of the Camden Local Plan requires high quality design in development which respects local context and character, preserves or enhances the historic environment and heritage assets, comprises details and materials that are of a high quality and is secure and designed to minimise crime and antisocial behaviour.

Policy D2 of the Camden Local Plan states that the Council will seek to protect non-designated heritage assets, including those on the local list. The effect of a proposal on the significance of a non-designated heritage assets will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

## Planning Assessment (inc. Heritage Assessment)

Both the proposed extract louvre and roller shutter are of a high quality of design and have been selected to complement and match the existing building design and York Way elevation.

The existing building is locally listed and as concluded within the Bidwells Heritage Statement, submitted as part of application ref. 2019/5857/P, the existing buildings holds a moderate level of heritage value. The Statement found that the proposed partial demolition and extension would have a negligible adverse impact on the building's significance. The proposed development is of a far more minor scale compared to the proposals permitted through ref. 2019/5857/P and therefore will cause no harm to the locally listed building. The proposals therefore do not materially impact upon the significance of the heritage asset given:

- a. The very limited extent to which the proposed alterations relate
- b. That both proposed openings are contained within existing opaque openings

Further, the proposals will both increase ventilation and improve the safety of the self-storage facility, creating a better and more comfortable experience for both customers and staff. It will also facilitate a one-way system of vehicle movement into/ out of the site, reducing potential vehicle conflict. Therefore, the public benefits outweigh the immaterial impact that the proposals will have on the locally listed building.

It is also considered that the proposals will have negligible impact upon the adjacent conservation areas and also their settings.

Therefore, it is considered the proposed extract louvre and roller shutter are acceptable on both design and heritage grounds, with benefits to customers and staff outweighing the minimal harm caused to the locally listed building.

## **Conclusion**

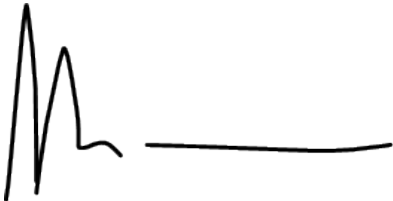
This application seeks the installation of an extract louvre and a roller shutter in conjunction with the approved extension of the existing Shurgard self-storage facility to ensure sufficient ventilation of the extended car park and improve safety measures.

The proposals have been designed to be in-keeping with the design of the existing building and York Way elevation and will deliver benefits to customers and staff, therefore there will be minimal harm caused to the locally listed building.

This application has been submitted electronically via Planning Portal and the requisite application fee has been paid online.

We look forward to receiving confirmation of the receipt of this application. Should you have any queries please do not hesitate to contact Daniella Marrocco ([daniella.marrocco@rokplanning.co.uk](mailto:daniella.marrocco@rokplanning.co.uk)), Lorraine Lau ([lorraine.lau@rokplanning.co.uk](mailto:lorraine.lau@rokplanning.co.uk)) or myself if you have any queries.

Yours faithfully,



Alun Evans

Director

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