



RW/210023/L0001

5th February 2021

VIA PLANNING PORTAL

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Sir/Madam

On behalf of Wolseley UK Ltd:

An application for the proposed extension to existing modular building and regularise the Class B8 (Storage & Distribution) use at land between railway line and Regis Road, Kentish Town, London, NW5 3EW

PLANNING PORTAL REF: PP-09483392

On behalf of Wolseley, please find enclosed a planning application for the extension to existing modular building and regularise the Class B8 (Storage & Distribution) use.

The application is submitted via the Planning Portal and comprises the following:

- Application Forms and Certificate B, duly completed and signed;
- Community Infrastructure Levy forms;
- Site Location Plan (Ref: EN1784-000);
- Existing Site Plan and Roof Plan (Ref: EN1784-001);
- Existing and Proposed Floor Plans (Ref: EN1784-002);
- Proposed Site Plan and Roof Plan (Ref: EN1784-003);
- Existing and Proposed Elevations (Ref: EN1784-004);
- Swept path plan of delivery vehicle (Ref: EN1784-005); and
- Existing site photographs.

The requisite application fee of £924 will be paid via online transaction.

Site History and Background

The application site is located centrally within an industrial area that is bordered by Kentish Town Road to the east and railway lines to the north and west. Within the estate, there are a number of varying commercial building forms and styles that cater a range of uses from distribution, storage, industrial through to offices. The access to the site is via Regis Road.

SIG Roofing operate from the adjoining site to the west, their Class B8 operation includes a warehouse structure alongside a modular building. Regis Road recycling centre and the UPS parcel depot are the businesses operating to the east of the unit. Further B class uses operate from the Kentish Town Business Centre parade of units to the south.

The site has been used as a storage yard since Asphaltic started operating from the site in

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1984, a modular building has been in situ on site ever since and has been upgraded over the years. Various businesses including a roofing supply depot and then SIG flooring have also been operating from the site, all these uses are regarded as Class B8. The site currently has no operator.

There are no planning history records available to view on the Council's online planning database. Therefore, to achieve the appropriate planning consent for the Wolseley operation, we submit an application for the extension of the existing modular building and to regularise the Class B8 use of the site.

Proposal

Wolseley UK Ltd have over 550 warehouse/trade counter outlets currently operation. It is the leading plumbing, heating and cooling and infrastructure trade specialist merchant in the UK. Each unit stocks 1000s of products and serves predominantly the building industry with contractors and traders having accounts, the business also accepts trade from private customers.

As a result of this proposal, Wolseley have confirmed that it will employ between 4 and 6 full time equivalent staff at the unit. The proposed opening hours are:

- Monday to Saturday (**including Bank Holidays**) 07:00 to 17:00; and
- Sundays – Closed.

The deliveries to the unit will be outside unit opening hours. As see on the proposed site plan (Ref: EN1784-003), there will be 8 parking spaces exclusively demised for Wolseley visitors, with a further 2 spaces for staff. This is more than adequate car parking for the proposed use. There is proposed to be no external storage of goods.

The existing modular building extends to 74.12 sq m. This application proposes a 137 sq m L shaped extension to the structure, using a similar type of modular building. The materials of the proposed modular building are described in full on the submitted elevation drawings (Ref: EN1784-004). All utilities will be as per the existing arrangement.

For information only, proposed floor plans (Ref: EN1784-002) are enclosed. These plans show that the trade counter element of the proposal extends to below 10% of the total floorspace, this is the only area that visitors can access. It is an area for over the counter orders or to pick up goods that have already been ordered and paid for online. The remainder of the unit is used for storage.

Planning Policy

The Camden Local Plan 2017 (adopted 3rd July 2017), Camden Site Allocations document (adopted 9th September 2013), Kentish Town Neighbourhood Plan (adopted 19th September 2016) and the London Plan form the development plan for this site.

Policy G1 (Delivery and location of growth) of the local plan promotes the efficient use of land within Camden, with specific reference to concerting development in the defined growth area of Kentish Town Regis Road. The policy text sets out the LPA's aspirations for this area as follows:

“This growth area is focused around the industrial area at Regis Road and currently is home to a variety of low density industrial and warehousing uses. It offers a significant opportunity to deliver higher density industrial provision as part of a redevelopment scheme that will also deliver a substantial increase in homes and jobs, as well as improve movement around and through the area, reconnecting communities. Redevelopment will only be considered where this is employment-led and part of a comprehensive scheme.”

The text also states that the LPA expect a comprehensive employment-led development. The redevelopment must retain existing businesses on the site as far as possible, and in particular industrial and warehouse/logistic uses. The adopted Neighbourhood Plan also identifies the area as ‘Kentish Town Potential Development Area’. Policy SP2 (Kentish Town Potential Development Area) of the Neighbourhood Plan:

“Recognises the potential of the KTPDA within the KTNP Area, identified on Map 9 for a mixed use development whilst retaining, and where possible increasing, the level of industrial floorspace and employment opportunities.”

Policy E1 (Economic development) of the local plan sets out 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.”

The policy confirms that the LPA will:

- Support businesses of all sizes;
- Maintain a stock of premises that are suitable for a variety of business activities;
- Support proposals for the intensification of employment sites and premises where these provide additional employment; and
- Safeguard the Kentish Town Industry Area.

Policy E2 (Employment premises and sites) states that the LPA:

“will encourage the provision of employment premises and sites in the borough. We will protect premises or sites that are suitable for continued business use.”

The policy also confirms that higher intensity redevelopment of a site for continued business use will be supported, especially when the level of employment floorspace is increased. The supporting policy text sets out that the LPA will:

“retain the Kentish Town Industry Area for industrial and warehousing uses as set out in Policy E1 Economic development, by resisting any proposals that would lead to the loss of sites in Use Classes B1(b), B1(c), B2 and B8 and sui generis uses of a similar nature. Part of the Industry Area is in low density employment use. The Council will consider higher intensity redevelopment proposals for employment uses for the use classes identified within this paragraph.”

The Camden Council Community Infrastructure Levy charging schedule has £0 charge for Class B8 uses.

Assessment

Permission is sought for an extension to the existing modular building within a storage yard. The proposal is minor in its nature when assessed against the scale of the wider estate that includes numerous employment uses. The modular building is well within the site boundary, small scale and on previously developed land which ensures it is not negatively impacting any settings. The application seeks improvements to an existing storage site within an existing trading estate location.

It is noted that the adopted development plan seeks a comprehensive redevelopment of the wider Kentish Town Regis Road employment area. This proposal is located on a small site within this wider estate. The LPA are seeking a comprehensive redevelopment of the estate, they do not want small parcel of lands within the estate being redeveloped separately. Taking account of the current economic times it is unlikely that this redevelopment will happen in the short term. Therefore, this proposal should be assessed on its own merit and based on the benefits that it provides now.

As the proposal is for modular buildings, this does not impact the long term policy aspirations of the LPA. In the short term, it will allow the intensification of the employment use at the site for a well established Class B8 business to start operating from the site. The Wolseley business will create up to 6 full time equivalent jobs at the currently vacant site.

The proposal is therefore fully compliant with the adopted development plan documents.

Conclusions

The key planning policy consideration in this case is the acceptability of the extension to the existing modular building alongside regularising the Class B8 use at the application site. The adopted development plan specifically supports employment uses within the district, this of course includes Class B8. As the proposal is solely for a modular building and not a permanent structure, it allows an employment use to operate from the site without impacting the planning policy aspirations for a comprehensive redevelopment of the wider Kentish Town Regis Road employment area.

Granting this proposal will result initially in the creation of between 4 and 6 full time equivalent jobs, the majority of which we anticipate will be recruited locally. Accordingly, we believe that the proposal should be welcomed and planning permission granted.

I trust the above is in order and will enable the prompt registration of the application. In the meantime, should you have any queries, please do not hesitate to contact me using the details below.

Kind Regards

Yours faithfully,



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