



NEXUS  
PLANNING

# **14-16 Leeke Street and 1-6 Field Street, WC1X 9HJ**

## Planning Statement

**On behalf of PPF Real Estate Nominee 1 Ltd and PPF Real  
Estate Nominee 2 Ltd c/o CBRE Global Investors**

July 2021

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# 1 Introduction

## Introduction

- 1.1 This Planning Statement is submitted in support of a full planning application, made on behalf of PPF Real Estate Nominee 1 Ltd and PPF Real Estate Nominee 2 Ltd c/o CBRE Global Investors ('the Applicant') at 14 Leeke Street and 1-6 Field Street, WC1X 9HJ ('the site'). The Local Planning Authority (LPA) is the London Borough of Camden ('the Council'). This description of development for the proposal is as follows:

*Extension at first floor level for the provision of additional commercial (Use Class E(c)) floorspace, extension at third floor level for the provision of additional residential floorspace (Use Class C3), and minor alterations to the external facade ('the Proposed Development').*

- 1.2 The Proposed Development would provide high quality, usable commercial floorspace, in a highly sustainable location. The scheme also proposed two additional residential units, provided with high quality external amenity space.
- 1.3 The Proposed Development has been presented to the Council in a successful pre-application process, where the main aspects of the proposal were deemed to be acceptable on a without prejudice basis.

## Application Documentation

- 1.4 This planning application is supported by the following documents:
- (1) Planning Application Form (and ownership certificates);
  - (2) CIL Questions;
  - (3) Application drawings (listed at Paragraph 1.5 and 1.6);
  - (4) Supporting reports:
    - (a) Planning Statement prepared by Nexus Planning;
    - (b) Design and Access Statement prepared by Orbit Architects;
    - (c) Transport Statement and Travel Plan prepared by TTP Consulting;

- (d) Noise and Vibration Impact Assessment Report prepared by KP Acoustics;
  - (e) Air Quality Assessment prepared by Quinn Ross Energy;
  - (f) Sustainability Strategy prepared by Quinn Ross Energy;
  - (g) Daylight and Sunlight Report prepared by GIA;
- (5) The application fee.

### Application drawings

1.5 The existing plans include the following:

- D00-00 OS Location Plan
- D00-01 Block Plan – Existing
- D00-10 Schematic Floor Plan – Existing – Ground Floor Plan
- D00-11 Schematic Floor Plan – Existing – First Floor Plan
- D00-12 Schematic Floor Plan – Existing – Second Floor Plan
- D00-13 Schematic Floor Plan – Existing – Third Floor Plan
- D00-14 Schematic Floor Plan – Existing – Roof Plan
- D00-20 Schematic Section – Existing – Section AA
- D00-21 Schematic Section – Existing – Section BB
- D00-22 Schematic Section – Existing – Section CC
- D00-30 Schematic Elevation – Existing – Contextual Elevations
- D00-31 Schematic Elevation – Existing – Field Street Elevation
- D00-32 Schematic Elevation – Existing – Leeke Street Elevation
- D00-33 Schematic Elevation – Existing – Railway Elevation
- D00-34 Schematic Elevation – Existing – Rear/Flank

1.6 The proposed plans include the following:

- D01-01 Block Plan – Proposed

- D01-10 Schematic Floor Plan – Proposed – Ground Floor Plan
- D01-11 Schematic Floor Plan – Proposed – First Floor Plan
- D01-12 Schematic Floor Plan – Proposed – Second Floor Plan
- D01-13 Schematic Floor Plan – Proposed – Third Floor Plan
- D01-14 Schematic Floor Plan – Proposed – Roof Plan
- D01-20 Schematic Section – Proposed – Section AA
- D01-21 Schematic Section – Proposed – Section BB
- D01-22 Schematic Section – Proposed – Section CC
- D01-30 Schematic Elevation – Proposed – Contextual Elevations
- D01-31 Schematic Elevation – Proposed – Field Street Elevation
- D01-32 Schematic Elevation – Proposed – Leeke Street Elevation
- D01-33 Schematic Elevation – Proposed – Railway Elevation
- D01-34 Schematic Elevation – Proposed – Rear/Flank
- D01-40 Schematic Detailed Elevation Study – Proposed – Field Street
- D01-41 Schematic Detailed Elevation Study – Proposed – Leeke Street
- D01-42 Schematic Detailed Elevation Study – Proposed – Railway Elevation

### Remaining Chapters

1.7 This Planning Statement comprises the following chapters and should be read in conjunction with the application documents:

- (1) Chapter 2 describes the site and its surroundings;
- (2) Chapter 3 summarises the planning history relevant to the site;
- (3) Chapter 4 sets out in detail the Proposed Development;
- (4) Chapter 5 outlines the relevant Development Plan Policies and other material considerations;

- (5) Chapter 6 assesses the Proposed Development against the Development Plan policies and other material considerations; and
- (6) Chapter 7 draws the information in this report together to provide a conclusion on its findings.

## 2 Site Location and Description

- 2.1 The site is located between Field Street and Leeke Street, both of which can be accessed off the A201 King's Cross Road. The existing building is four storeys in height, comprising of a former recording studio on the ground and first floor, and seven existing residential units on the second and third floors. The residential units at the third floor of the building are set back.
- 2.2 To the north, on the opposite side of Field Street, is a film studio and area of hardstanding, which is used for parking, and a residential building. To the west, abutting the site runs a railway line (which serves the Circle and District Line and Thameslink railway), and adjoining the site to the east, is an end terrace which has a shop at ground floor level and residential units above. To the south on the opposite side of Leeke Street are buildings which appear to be in residential use.
- 2.3 The site is located within the King's Cross Conservation Area (sub area 4). The site is not listed.
- 2.4 The site is located within Flood Zone 1, which is land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding.
- 2.5 The site has a PTAL rating of 6b, which means the site has excellent access to public transport, and is considered to be in a sustainable location.

### 3 Planning History

3.1 A history of the planning applications at the site is detailed in Table 1 below:

Application reference	Proposal	Decision
PS9704023	Extension of prescribed (5 year) time limit for the erection of a first floor extension with a mansard storey to provide additional B1 (business) accommodation.	Approved 1997
CSX0005423	Demolition of printing and office building and redevelopment to provide five housing association dwellings and approximately 3,700 sq metres of office accommodation.	Withdrawn 2002
PSX0304067	Partial demolition of existing workshop and extension to form part 3, part 4 storey building comprising light industrial floor space and 4 no. residential units	Approved 2004
2004/0311/P	The construction of a balcony, part demolition of an existing wall to form an opening in front of two new windows and the installation of panelling to the station elevation; together with louvres enclosure for roof top plant as amendments to planning permission dated 13th January 2004 (reg. no 0304067) for the partial demolition of an existing workshop and extension to form a part 3, part 4 storey building comprising light industrial floorspace and 4 residential units.	Approved 2004
2003/2039/P	The retention of 6 no. condenser units on first floor parapet and the installation of an additional 4 units in connection with an existing Class B1 use.	Approved 2004
2004/3590/P	Partial demolition of existing workshop and extension to form a part 3 part 4 storey building comprising of Class B1 commercial space at ground and first floor level and 7 residential units (5x 1 bed, 1x 2 bed and 1x 3 bed) at second and third floor levels	Approved 2006



## 4 Development Proposals

4.1 The Proposed Development seeks full planning permission for:

*Extension at first floor level for the provision of additional commercial (Use Class E(c)) floorspace, extension at third floor level for the provision of additional residential floorspace (Use Class C3), and minor alterations to the external façade.”*

4.2 The Proposed Development would provide the following key elements:

- Internal refurbishment works to restore the former music recording studio to commercial use, to create new open plan offices on the ground and first floor, and a new first floor extension at the eastern boundary to provide an additional 83sqm commercial floorspace;
- Amendments to the fenestration at first floor to increase the size of windows along the Field Street and Leeke Street frontages, and implementation of floor to ceiling windows to the first floor terrace;
- Amendments to the internal layout of the commercial floorspace including entrance to be relocated to Leeke Street, adjacent to the existing residential entrance;
- Improvements to the first floor terrace area, providing high quality amenity space for future employees with roof over;
- Addition of a green roof at the south east corner of the second floor, along with a private terrace area for Flat 23;
- Extension at the northern side of the third floor to provide two additional 2-bedroom residential units, set back from Field Street, with private terraces and sedum green roof;
- New sedum green roof coverings at roof level, and a new low profile roof plant area constructed around existing lift shaft overrun; and
- Replacement of existing metalwork with three different brickwork tones.

4.3 The Design and Access Statement prepared by Orbit Architects provides a detailed outline of the proposed works.

## 5 Development Plan Documents

5.1 This section of the Planning Statement provides an overview of the key planning policies and other material considerations relevant to the Proposed Development.

### National Planning Policy Framework (2019)

5.2 The National Planning Policy Framework (NPPF) was adopted on 27th March 2012, and the Government published the updated NPPF in July 2018. The updated version was then revised in February 2019. The NPPF sets out the Government's planning policies and how these are expected to be applied.

5.3 Paragraph 7 of the NPPF sets out that the purpose of the planning system is to achieve sustainable development. Paragraph 8 identifies the three overarching objectives of sustainable development; the social, environmental and economic objectives.

5.4 Paragraph 11 of the NPPF outlines a presumption in favour of sustainable development, and for decision-taking this means:

*"Approving development proposals that accord with an up to date development plan without delay."*

### The Development Plan

5.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.6 The development plan for Camden consists of:

- (1) Camden Local Plan (2017)
- (2) The London Plan (2021)

### London Plan 2021

5.7 The London Plan 2021 was adopted in March of this year. The following policies have been identified as particularly relevant to this proposal:

- (1) GG4 Delivering the homes Londoners need

- (2) GG5 Growing a good economy
- (3) SD4 The Central Activities Zone
- (4) SD5 Offices, other strategic functions and residential development in the CAZ
- (5) D4 Delivering good design
- (6) D5 Inclusive design
- (7) D6 Housing quality and standards
- (8) D14 Noise
- (9) H1 Increasing housing supply
- (10) H10 Housing size mix
- (11) E1 Offices
- (12) HC1 Heritage conservation and growth
- (13) G5 Urban greening
- (14) T5 Cycling

### **Camden Local Plan (2017)**

5.8 The Camden Local Plan (2017) is the development plan document for the London Borough of Camden. The following policies have been identified as relevant to this proposal and are considered in detail within Chapter 6 of this Planning Statement:

- (1) Policy G1 Delivery and location of growth
- (2) Policy H1 Maximising housing supply
- (3) Policy H2 Maximising the supply of self-contained housing from mixed-use schemes
- (4) Policy H4 Maximising the supply of affordable housing
- (5) Policy H6 Housing choice and mix
- (6) Policy E1 Economic development
- (7) Policy E2 Employment premises and sites

- (8) Policy A4 Noise and vibration
- (9) Policy D1 Design
- (10) Policy D2 Heritage
- (11) Policy CC1 Climate change mitigation
- (12) Policy CC2 Adapting to climate change
- (13) Policy CC4 Air quality
- (14) Policy T1 Prioritising walking, cycling and public transport

### **Other material considerations**

5.9 Camden has also adopted a number of Planning Guidance documents. The following are considered to be relevant to the development proposal:

- CPG (Design)
- CPG (Housing)
- CPG (Sustainability)
- CPG (Amenity)
- CPG (Transport)
- CPG (Energy efficiency and adaptation)

5.10 Chapter 6 provides an assessment of the proposed development against the relevant national, regional and local policies.

## 6 Planning Assessment

6.1 This section sets out the main policy issues associated with the Proposed Development and provides an explanation of how these issues have been addressed in order to comply with the aims, objectives and requirements of the policies set out in the Development Plan, whilst taking into account other material considerations. In this regard, we consider the key issues of relevance to the Proposed Development to fall under the following headlines aligned to the National Planning Policy Framework:

- (1) Principle of Development;
- (2) Delivering a sufficient supply of homes
- (3) Achieving well designed places
- (4) Promoting sustainable transport
- (5) Meeting the challenge of climate change

6.2 The key themes identified above are addressed in the following paragraphs, with reference to the Proposed Development and the relevant national, regional and local planning policies.

### Principle of Development

6.3 The existing building comprises seven residential units and a recording studio. As detailed within historic planning consent (reference 2004/3590/P) the permitted use of the recording studio floorspace is Use Class B1 (now Use Class E(c)).

6.4 Local Plan Policy E2 (Employment premises and sites) protects sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy. London Plan Policies E1 and SD4 support improvements to the quality, flexibility and adaptability of office spaces, especially within the CAZ. The site is located within the CAZ. The proposed development would see existing ground and first floors refurbished and extended by 83sqm to provide 988sqm of high quality business floorspace. The floorspace, offered across multiple units, would provide flexible floorspace for small or medium business, and employment opportunities for Camden residents.

- 6.5 In addition to the uplift in commercial floorspace, the proposed development incorporates two residential units across 149sqm of additional residential floorspace. Due to the site's location in the Central London area, and the uplift in overall floorspace being over 200sqm (232sqm in total), the proposal triggers Policy H2 (Maximising the supply of self-contained housing from mixed-use schemes) which requires 50% of the uplift to be provided as self-contained housing. The residential aspect of the development represents 64.2% of the overall uplift in floorspace, and is therefore consistent with Policy H2.
- 6.6 Overall, it is considered that the principle of the proposal for high quality, usable office floorspace and the addition of two residential units at this location is consistent with the relevant planning policies.

### **Delivering a sufficient supply of housing**

#### Housing Provision and Mix

- 6.7 London Plan Policy H1 sets out that each Borough must aim to deliver housing in line with the ten year housing targets. For Camden, the 10-year housing target is 10,380 homes. The proposed development would make a small but important contribution to that target.
- 6.8 London Plan Policy H10 requires that the unit size mix of new homes within development proposals meets London's current and projected housing needs. Local Plan Policy H6 (Housing choice and mix) seeks to secure a variety of housing suitable for existing and future households. Policy H7 (Large and small homes) seeks a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities, and reduce mismatches between housing needs and existing supply.
- 6.9 The Local Plan identifies at Paragraph 3.189 that for market housing, there is a high need for 2 and 3 bedroom homes within the Borough. The proposed development would provide two additional 2-bedroom units in line with London Plan Policy H10, and Local Plan Policy H6 and Policy H7, and would contribute to the delivery of housing in the borough.

#### Affordable Housing

- 6.10 Policy H4 of the Camden Local Plan sets out that the Council will expect a contribution to affordable housing from all developments that provide one or more additional home and involve a total addition to residential floorspace of 100sqm GIA or more. As the proposal would provide an additional 149sqm of residential floorspace across two units, a contribution to affordable housing is triggered.

- 6.11 For development sites that provide one or more additional home, and have the capacity for fewer than 25 additional homes, a sliding scale target applies as set out at part d. of Policy H4, starting at 2% for one unit and increasing by 2% for each unit of added capacity.
- 6.12 Should the application be recommended for approval, the Applicant would prepare and enter into a Section 106 Agreement with the Council to cover off the relevant obligations and contributions, including the agreed payment-in-lieu as a contribution to affordable housing.

## Achieving well designed places

### Design

- 6.13 Local Plan Policy D1 (Design) requires the design of development to meet a series of design criteria, including respecting local context and character, being constructed of materials that complement the local character, and preserving or enhancing the historic environment.
- 6.14 The proposal has been designed to respond to the existing building and the surrounding character, with particular attention given to the site's location within a conservation area. The design responds to the constraints of the site, with the proposed extensions being stepped back to reduce the visual impact from the street.
- 6.15 It is proposed that the existing metalwork cladding on the building is removed. This aspect of the development is proposed is due to identified fire and workmanship defects. The works present an opportunity to preserve and enhance the conservation area through the replacement of the existing metalwork cladding with new brickwork. The design rationale for the proposal is discussed in further detail in the Design and Access Statement prepared by Orbit Architects.

### Heritage

- 6.16 The site is within the King's Cross St Pancras Conservation Area. There is a group of four grade-II-listed buildings to the east of the site on Kings Cross Road.
- 6.17 Leeke Street and Field Street are short, narrow streets demonstrating the historically industrial character of King's Cross. Leeke Street contains a variety of buildings of varying plot widths, however all appear to be of commercial or light-industrial origin. Buildings in the nearby area range from between two and four storeys. There is a recent permission at the site opposite (5-13 Leeke Street) which includes a high quality extension to increase the height of the building to four storeys. Meanwhile, Field Street contains two modern blocks and a car park facing the application site. The prevailing height of Field Street is three storeys.

- 6.18 Care has been taken to ensure that the proposed extension respects the scale of the existing building and the surrounding scale of development. The extension is subservient to the existing building, and the design proposed is of a high quality. The chosen replacement materials have been selected to respond to the local area's material palette. The windows at first floor are proposed to increase in size to provide natural light. The new windows have been located to match the width and setting of the windows above at the second floor. The design rationale for the proposal and further detailed explanation about the proposed materials is contained in the Design and Access Statement prepared by Orbit Architects.
- 6.19 The proposal would enhance the character and appearance of Leeke Street, Field Street, and the wider King's Cross Conservation Area, consistent with the outcomes of Policy D2 of the Local Plan, and HC1 of the London Plan.

### Amenity

- 6.20 Local Plan Policy A1 (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours, and will not support developments that may cause unacceptable harm to the amenity of occupiers. Given the existing mixed use of the site, the proposal is not anticipated to give rise to amenity impacts as a result of the use of the building.
- 6.21 Policy A2 (Open spaces) sets out to ensure that development does not put unacceptable pressure on the Borough's network of open space, and that developments should seek opportunities for providing private amenity space. The new residential units would have access to private external amenity space, in accordance the required standards. The London Plan, at Policy D6, sets out that 5sqm of private outdoor space should be provided for a 1-2 person dwelling, with an extra 1sqm provided for each additional occupant.
- 6.22 Consideration has also been taken to protecting neighbouring amenity. The building has been set back to reduce the impact of the development on the surrounding area, and the orientation of the new residential units would avoid windows overlooking at neighbouring properties.

### Daylight and Sunlight

- 6.23 The application is supported by a Sunlight and Daylight Assessment prepared by GIA Chartered Surveyors. The assessment found that upon completion of the proposed scheme 16 of the 17 rooms tested (94%) would meet the requirements of the national BRE Guide in relation to daylight matters. The property that would experience changes outside of the BRE Guidelines is that located at 29 Field



Street. The assessment found that only one room within that property would be affected, and the breach was only marginally above the permissible levels within the guide. Importantly, all windows tested for sunlight (100%) would meet the national numerical values identified BRE Guide in relation to sunlight matters.

- 6.24 Overall, it is considered that the application would be acceptable in terms of its amenity impacts on existing and future residents.

### Air Quality

- 6.25 The application is supported by an Air Quality Assessment prepared by Quinn Ross Energy. The assessment found that NO<sub>2</sub> and particulate levels have been historically high in the areas surrounding the site, although have experienced a slight reduction recently as a result of the ongoing Covid restrictions. The assessment found that there were particularly high levels of pollutants concentrated on major roads.

- 6.26 The Assessment recommends a range of mitigation measures and strategies that would ensure that a safe environment is created within the building for both future employees and future residents.

### Noise and Vibration Assessment

- 6.27 The application is supported by a Noise and Vibration Assessment prepared by KP Acoustics. The assessment was based off an environmental noise survey undertaken on site to establish the current ambient noise levels.

- 6.28 Sound reduction performance calculations have been undertaken in order to specify the minimum performance required from glazed elements in order to meet the requirements of BS8233:2014, taking into consideration the non-glazed external building fabric elements. The noise implications of the ventilation strategy have also been considered, with options provided to ensure that the ventilation requirements can be achieved.

### Promoting sustainable transport

- 6.29 Policy T1 of the Local Plan sets out that the Council will promote sustainable transport by prioritising walking, cycling and public transport in the Borough. It also requires development to provide cycle parking facilities in accordance within the minimum requirements of the London Plan, and the design requirement set out in the CPG for Transport.

- 6.30 Due to the site's highly sustainable location, the development is proposed to be car free. However both the commercial units and additional residential units would have cycle parking in accordance with the London Plan standards. The cycle parking spaces (2 Sheffield stands providing 4 spaces) for the additional residential units would be located at ground floor, with an entrance from Leeke Street. The cycle parking (15 spaces including 1 accessible space for a larger/adapted bicycle), along with end of trip facilities for the commercial aspect of the building, would be located at ground floor level with access from Field Street.
- 6.31 With regard to servicing and deliveries, all activity would take place on-street, consistent with existing arrangements. Refuse and recycling would also continue to be collected by the current arrangement. Details of the proposed refuse and recycling arrangement are contained within the Design and Access Statement prepared by Orbit Architects.
- 6.32 This planning application is supported by a Transport Statement prepared by TTP Consulting. The Statement concludes that the proposed development is not expected to result in any material transport related impacts.

### **Meeting the challenge of climate change**

- 6.33 Local Plan Policy CC1 (Climate change mitigation) requires all development to minimise the effects of climate change and encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. Further, Policy CC2 (Adapting to climate change) requires all development to be resilient to climate change. This is reinforced by London Plan (2021) Policy GG6.
- 6.34 This planning application is supported by a Sustainability Statement prepared by Quinn Ross Energy which concludes that the development would not have a negative impact on the local area and environment, and would provide enhancements in a number of areas. The scheme would also comply with all national and local planning policies applicable to the site, reducing CO<sub>2</sub> emissions and making a positive contribution to the neighbourhood.

## 7 Conclusion

7.1 This Planning Statement has been submitted in support of a full planning application, made of behalf of PPF Real Estate Nominee 1 Ltd and PPF Real Estate Nominee 2 Ltd c/o CBRE Global Investors at 14 Leeke Street and 1-6 Field Street, WC1X 9HJ. The application has been made to the London Borough of Camden. The description of development for the proposal is as follows:

*Extension at first floor level for the provision of additional commercial (Use Class E(c)) floorspace, extension at third floor level for the provision of additional residential floorspace (Use Class C3), and alterations to the external facade.*

7.2 This Planning Statement has provided a description of the site and the surrounding area, a summary of the planning history of the site, a detailed description of the proposal and an assessment of the proposal against the relevant planning policies.

7.3 The proposed development would provide the following key benefits:

- Provision of high quality, usable, commercial floorspace, in a highly sustainable location, including key improvements to the outdoor amenity space and to the fenestration at first floor;
- A well designed extension at third floor that would enhance the character and appearance of Leeke Street and Field Street, and the wider King's Cross Conservation Area;
- Provision of two additional residential units, contributing to housing targets for the Borough, as well as an affordable housing payment-in-lieu;
- Replacement of the existing zinc cladding with new brickwork that would respond to the local area's material palette.

7.4 Overall, the proposals are considered to comply with the relevant national and local planning policies. Therefore, it is respectfully requested that planning permission is granted accordingly.

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