

Application ref: 2020/5913/P
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Date: 10 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**3-6 Spring Place
London
NW5 3BA**

Proposal:

Change of use from industrial (Class B2) to flexible industrial (Class B2)/ storage or distribution (Class B8)/ light industrial (Class E), refurbishment of existing building including replacement roof, installation of PV panels; installation of wood cladding to parts of Grafton Road and Spring Place elevation; installation of living wall and alteration to entrance on Grafton Road elevation; and widening and reconfiguration of loading doors onto Spring Place.

Drawing Nos: 19-275-SGP-XX-XX-DR-A-130000-A; 19-275-SGP-XX-00-DR-A-130100; 19-275-SGP-XX-00-DR-A-131102; 19-275-SGP-XX-R1-DR-A-130101; 19-275-SGP-XX-R1-DR-A-131101-B; 19-275-SGP-XX-XX-DR-A-130200; 19-275-SGP-XX-XX-DR-A-131200; 19-275-SGP-XX-XX-DR-A-130300; 19-275-SGP-XX-XX-DR-A-131301-B;

Planning Statement prepared by Iceni Projects dated December 2020; Statement of Community Involvement prepared by SEGRO plc dated December 2020; Design and Access Statement prepared by Hollis dated 09 December 2020; Health Impact Assessment Screening Report prepared by Iceni Projects dated November 2020; Foul & Surface Water Drainage Strategy prepared by Hydrock dated 25 November 2020; Sustainability and Energy Statement prepared by Iceni Projects dated December 2020; Bat Roost Potential Survey Report prepared by Delta Simons dated December 2020; Environmental Noise Survey and Noise Impact Assessment Report prepared by Hann Tucker Associates dated 28 July 2021; Air Quality Assessment prepared by Redmore

Environmental dated 10th December 2020; Framework Delivery and Servicing Management Plan prepared by Vectos dated 04/08/2021; Travel Plan Statement prepared by Vectos dated 02/08/2021; Transport statement prepared by Vectos dated 04/08/2021; BREEAM UK Refurbishment & Fit Out pre-assessment report prepared by Harley Haddow dated May 2020; Rainwater Harvesting Proposal (Stormsaver Ltd) dated 23/11/2020; ATC Survey data prepared by Vectos; Cover letter prepared by Icenl dated 4/8/21; B8 Last Mile Use Information Note prepared by Fowler Consulting

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed distribution use, by reason of its size and location, would increase pressure on the local road network, increase vehicle dominance and road danger to the detriment of pedestrian safety and would discourage walking and cycling contrary to Policies A1 (Managing the impact of development) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017; and Policies E4 (Land for industry, logistics and services to support London's economic function) and T4 (Assessing and mitigating transport impacts) of the London Plan 2021.
- 2 The proposed distribution use, by reason of its size, location and hours of operation, would result in noise and disturbance that would harm residential amenity contrary to Policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, in the absence of an appropriately detailed air quality assessment which assesses the potential impact on the local area and which demonstrates that the development would be at least air quality neutral, would not support the Kentish Town Planning Framework's objective of improving air quality and would be contrary to policies A1 (Managing the impact of development) and CC4 (Air Quality) of the London Borough of Camden Local Plan 2017; and Policy SI 1 (Improving air quality) of the London Plan 2021.
- 4 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, CMP implementation support contribution and Construction Impact Bond, would be likely to contribute unacceptably to traffic disruption, air pollution and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development), CC4 (Air Quality) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 5 The proposed change of use, in the absence of a legal agreement to secure a car-free development, would be likely to promote the use of non-sustainable modes of transport and contribute to air pollution and congestion in the surrounding area, contrary to policy T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement to secure a workplace travel plan and associated monitoring and measures contribution, would be likely to promote the use of non-sustainable modes of transport, contrary to policies A1 (Managing the impact of development) and DM1 (Delivery and

monitoring) of the London Borough of Camden Local Plan 2017.

- 7 The proposed development, in the absence of a legal agreement to secure a Delivery and Servicing Management Plan would be likely to contribute unacceptably to traffic disruption, air pollution and be detrimental to both general highway and pedestrian safety and neighbouring amenity, contrary to policies A1 (Managing the impact of development), A4 (Noise and vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- 2 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal nos.4-7 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer