

17 December 2021

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned within a yellow rectangular background.

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Dear Sir / Madam

Ground Floor Unit, Building Rear Of 67-70 Chalk Farm Road, London NW1 8AN.

Submission of Application for Full Planning Permission

Planning Portal Reference: PP- 10484629

On behalf of the applicant (and current owners of the site), UK Real Estate Ltd, we submit an application for full planning permission for the following development at the above property:

Change of use of vacant Use Class E commercial unit to create 2x residential flats within Use Class C3, provision of additional cycle parking and bin store. Alterations to existing access stairs and inclusion of ramped access.

Accordingly, we submit the following documents:

- | | | |
|--|-------------|----------------|
| • Application form | | |
| • Site Plan (1:1250) | | |
| • CIL Additional Questions Form | | |
| • Planning Covering Letter Statement | prepared by | Savills |
| • Design and Access Statement | prepared by | Manalo & White |
| • Existing Drawings / Plans / Elevations | prepared by | Manalo & White |
| • Proposed Drawings / Plans / Elevations | prepared by | Manalo & White |

The requisite application fee of £924 (plus administration fee) will be paid electronically to the LPA via the Planning Portal in the normal manner.

The proposals can be summarised as follows:

- *Conversion of single ground floor vacant existing Class E commercial unit to create 2x 2bed flats, with limited external works to facilitate this change of use.*

Full details of the proposals are set out within the Design and Access Statement prepared by Manalo & White, and this Covering Planning Letter prepared by Savills Planning.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Site and Surroundings

The application site encompasses an existing 3 storey mixed-use building located to the rear of Nos.67-70 Chalk Farm Road. The main building which fronts the street is a 4 storey building with retail units addressing the street at ground floor.

To the rear, the rear aspect of the main building is comprised by a former coach house which steps down from the main street block to a lower scale of buildings. A number of residential flats occupy this floorspace at ground and first floor and look directly into a quiet private residential courtyard at ground level.

None of these elements of the wider site are affected by this proposed development; they lie outside the application site albeit in immediate proximity and the same site ownership.

In December 2009, the LPA granted planning permission for the following development under LPA ref; 2009/1024/P

Erection of a three storey building with B1 unit on the ground floor and 2x 2 bed residential units on first and second floor following demolition of existing single storey business use (Class B1).

This permission was built out as per the permission and the development is in situ at the site today.

The application site is comprised of a mixed use 3 storey building with a single Class E unit at ground floor of approximately 124 sqm GIA. This floorspace is currently vacant having formally been occupied by an office user up until the end of November 2019. The building has remained vacant since. This vacancy is hardly surprising in the circumstances of the last 2 years. The Class E unit is directly accessed at ground level from the adjacent residential courtyard

The 2 existing residential units in the upper floors are accessed via external stairs from ground level within the residential courtyard and sit above the vacant Class E unit.

The only access to the application site and the residential courtyard described above, is via an enclosed internal corridor link which runs at ground floor level from the street frontage in Chalk Farm Road, through the main front building (between the retail units) and (beneath the) coach house from the street to the rear residential courtyard itself. The existing Class E unit can only be accessed by this shared and obviously predominantly residential access way.

The buildings of the rear courtyard are enclosed within the site on all sides by the surrounding neighbouring commercial and residential buildings.

The application site premises are not listed. There are no listed buildings in immediate or adjacent proximity to the application site, other than The Roundhouse which is completely hidden and unrelated to the application site.

The site does not lie within a Conservation Area.

The street frontage is part of a designated "*Primary (north)*, sensitive frontage*" *located in Camden Town only.

The site lies within the designated Camden Town Centre.

The Proposal

This planning application seeks full planning permission for the change of use of the Use Class E unit to form 2 residential flat units within Use Class C3. These units will share the existing residential access running beneath the main block and coach house and the new units will be accessed via the existing front (south elevation)

The residential courtyard will be remodelled slightly to accommodate the 2 new units.

A small area of defensible space will be created in front of each of the unit frontages. This will assist in providing privacy to the existing flats at ground floor opposite the new units and also vice versa. Ramped access will be provided to ensure level threshold access to each of the units

The units will each have 2 bedrooms and will be of 62sqm, thus meeting the national minimum standards. The units will be 2bed 3person flats, derived as a consequence of looking to optimise the use of the layout and orientation of the floorspace and the existing building.

Residential Use

The existing floorspace falls within Class E (having formally been within Class B1). This floorspace can therefore be readily used now, today by any use within Use Class E. This is not office or solely employment floorspace anymore. It is floorspace within Use Class E which has a very wide range of prospective uses including (but obviously not exclusively) employment uses.

Class E encompasses a full range of commercial uses, some much more intensive and active in operational character and function than office floorspace. Any one of these uses could now lawfully operate in this unit without the need for the express consent of the LPA.

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

As a matter of fact therefore, the former office use has been lost at this site, by virtue of vacancy and with the introduction of Use Class E, i.e being able to use the floorspace for any of the uses within Class E without the need for planning permission of the express consent of the LPA.

This is the precise intention of Use Class E: it was introduced to allow flexibility between a very wide range of commercial uses (as set out above).

The consequence of Use Class E is that former office floorspace cannot be protected by the LPA as a matter of principle, given the flexibility of usage permitted by Class E and, as such, the loss of former office or employment floorspace cannot reasonably be prevented or withheld by the LPA under these circumstances. There is no office use at the site since the vacation of the former tenant. There is now only a vacant Class E with no occupying user at the premises.

The Camden Local Plan is clear: self-contained residential dwellings are the priority use of the Local Plan. They are the most important use therefore, by definition. In this context of a vacant Class E unit, the provision of 2 new residential unit as a windfall, is to be welcomed by local, metropolitan and national planning policy.

Notwithstanding, this we understand that the LPA may wish for further information about the continued suitability or otherwise of the unit for commercial or employment use. On that basis, we make a number of pertinent comments. The existing unit has no street frontage and no street presence. It is accessed via a residential access point. It is completely hidden from view.

The site has no possible vehicle or servicing access save for through the walk through residential access and courtyard.

The Class E unit sits in immediate proximity to residential units above and opposite. It is to some degree compromised in its suitability by the quiet residential courtyard environment. Having this commercial use in such proximity could give rise to amenity issues between commercial and existing residential occupiers if other alternative Class E uses were to occupy the floorspace.

The creation of new residential units within this residential courtyard will reinforce the residential character and amenity of this zone.

Accompanying this application is a commentary and marketing statement in respect of this site and the efforts made to market the floorspace for commercial employment use.

This application would allow for the effective and optimum use of re-using vacant commercial Class E floorspace which has not been let and fails to have a reasonable or complementary relationship to the neighbouring residential uses.

Affordable Housing

The applicant acknowledges the provisions of Local Plan Policy H4. The uplift in residential floorspace for the development is 124sqm. The application proposes 2 units and less than 1000sqm of new floorspace. Any contribution will be made as a payment in lieu of on-site affordable provision in line with Policy H4. At this stage (rounded to the nearest 100sqm) we believe this will equivalent to 2% of the proposed residential floorspace, this being 2.48sqm (2.5sqm rounded).

Cycle Parking/ Car Parking

A total of 4 covered cycle spaces are provided : 2 per dwelling having regard to London Plan Standards. On this basis, the application accords with Local Plan Policies CC1 'Climate Change Mitigation' and T1 'Prioritising walking, cycling and public transport'. The 2 units will be car free in that there are no parking spaces provided and these will be permit free also in the normal manner. On this basis, the application complies with Local Plan Policy T2 'Parking and car-free development' and the advice given at Local Plan paragraph 10.20.

Refuse

Additional refuse storage will be provided within the existing domestic bin store within the existing residential courtyard. Under counter storage space will be provided in each flat for normal domestic recycling and refuse handling. Collection will be in the normal manner, i.e. brought to the street for weekly domestic collection.

External Alterations

These are minimal. The existing glazed opening to the front elevation of the Class E unit will be modified to allow for 2 separate access doors to the flats. Small external spaces with a privacy screen, planting and access ramps will be installed to create a level threshold.

The existing metal stairways to reach the upper floor flats currently lie against the front elevating of the existing ground floor Class E unit. These will be re-modelled and pulled away from this building face so as to allow the creation of a new window to the principal bedroom for each flat to have an aspect over the courtyard. These are minor changes to the external appearance of the building. They have no material effect in terms of design, mass or form.

A number of new windows area proposed to the flats and these are discussed in the following commentary.

Amenity of Proposed Flats

Each flat has a GIA of 62sqm. The principal front double bedroom for each flat as a floor area of 12sqm, with the second single 1p bedroom with a floor area of 10sqm. On this basis, each of the flats meets the Nationally Described Space Standards for 2 bed 3p single level flat, this being 62sqm.

Given this is a conversion of an existing building, the flats will be single aspect (but not north facing). It is the consequence of the existing building being enclosed on three sides that gives the proposed layout.

The living /dining/kitchen to each flat has the generous floor to ceiling glazed aspect to provide aspect, outlook and daylight and sunlight to the main habitable space of the flats. To the rear of this space, a high level window will be inserted in the kitchen area to provide additional light penetration. Although this window will not provide outlook, additional light can be obtained over the kitchen work surfaces. The principal double bedrooms each have a window which will overlook the courtyard to provide outlook and aspect. Again, a high level window will be inserted to each of these bedrooms to provide additional light. The secondary bedroom for each flat is located in the rear corners of the building. This bedroom will not be able to source an outlook given the nature of the enclosing boundary walls to the existing site and building. However, high level windows will be inserted to provide light penetration to this secondary bedroom. On balance, the principal habitable living spaces, the principal bedrooms to each of the flats have acceptable levels of outlook and daylight and sunlight and as such the proposed amenity of each flat is appropriate and acceptable within this courtyard context.

Given the orientation of the neighbouring properties and the position and location of the proposed rear extensions, there is no obstruction to any existing outlook from any neighbouring habitable window and as such there could be no change to neighbours by way of a change to outlook or aspect from neighbouring properties.

Effect on existing coach house residents

This is an enclosed courtyard around which residential units already sit and are happily co-located. Existing residential units sit opposite the Class E unit at both ground floor and first floor. 2x residential units sit above the existing commercial unit already. Therefore there are already residential windows at first and second floor that look into the courtyard and onto the coach house elevation. This proposal would introduce two new flats

at ground floor with an aspect into the courtyard as described above (i.e. 1 window to serve the habitable living room and 1 bedroom window per flat.) These windows would be set across the courtyard behind a privacy screen and planters to aid the creation of defensible space. The relationship from the proposed ground floor flats to the existing coach house flats, is broadly the same relationship to that which exists from the exiting upper floor flats accorss the courtyard to the coach house flats.

Consolidating and reinforcing the residential character of these flats and this residential courtyard is a positive action in terms of consolidating and reinforcing the residential amenity of the flats surrounding the courtyard, and the proposed relationships that would arise are not dissimilar to the types of relationships that already exist within this courtyard.

In essence this is a mews type location where spaces are obviously more intimate that perhaps a more traditional street to street relationship, but such proximity, does not preclude new units being added where these relationships between residential to residential properties can be seen mirror existing relationships.

Noise

There is nothing to suggest that 2 additional residential flats within this residential context will give rise to anything other than normal domestic usage. There is no plant proposed.

The proposed residential use is likely to be much more conducive to maintaining and preserving residential amenity to the existing surrounding residential units, than perhaps an alternative Class E occupier which could have a far more intensive commercial effect and which would not be subject to planning conditions.

Daylight and Sunlight and Outlook

Given that there are no additional buildings or massing proposed, there would be no effect upon the daylight and sunlight to the existing coach house residential units opposite the application site. Equally, there will be no material effect upon outlook. The re-location of the existing metal stairs to serve the existing upper floor flats will not have a material effect upon the outlook of existing coach house residential units.

Given the enclosed nature of the courtyard there would no material effect of any nature to either neighbouring properties beyond the site boundaries.

We trust that the submitted documents will enable the application to be validated. Please do not hesitate to contact Please contact David Whittington (Director) on the details at the head of this letter if any further clarification is required. (020 7557 9997 and 07717 897465)

Yours faithfully

A handwritten signature in blue ink that reads "Savills".

Savills