

Address:	69-73 Holmes Road London NW5 3AN		3
Application Number(s):	2020/3698/P	Officer: Jonathan McClue	
Ward:	Kentish Town		
Date Received:	17/08/2020		
<p>Proposal: Change of use of warehouse space (Use Class B8) to office/light industrial/research and development [Use Class E(g)], including the installation of a mezzanine basement level over a part of the double height warehouse space in order to create additional space for Class E(g) use and external works including replacing roller shutters with curtain wall glazing and introducing blind windows at first floor level.</p>			
<p>Background Papers, Supporting Documents and Drawing Numbers:</p> <p>Existing: (180410-A(SO))001; 080 Rev A; 085 Rev A; 090 Rev A; 100 Rev A; 300 Rev B; 302 Rev B; 401 Rev B.</p> <p>Proposed: (180410-A(GA))080 Rev B; 085 Rev B; 090 Rev C; 100 Rev C; 300 Rev B; 302 Rev B; 401 Rev B.</p> <p>Supporting Documents: Letters from Altus Group dated 02/03/2021 and 21/07/2021; Lease Availability Report; Lease Comps Summary; Marketing Brochure; Planning Statement; Transport Statement dated July 2020; Energy Statement dated July 2020; Design and Access Statement dated July 2020.</p>			
<p>RECOMMENDATION SUMMARY: Grant Conditional Planning Permission subject to Section 106 Legal Agreement</p>			
Applicant:		Agent:	
Mr Chi Tang c/o Agent c/o Agent EC1A 9ET		SM Planning 80-83 Long Lane London EC1A 9ET	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing	Sui Generis – Student accommodation (including ancillary areas)		9,398m²
	B8 - Warehousing		2,317m²

	E(a) – Coffee Shop	43m ²
	TOTAL	11,758m²
Proposed	Sui Generis – Student accommodation (including ancillary areas)	9,384m ²
	E(g)(i-iii) – Office/Research and Development/Light Industry	3,088m ²
	B8 - Warehousing	200m ²
	E(a) – Coffee Shop	43m ²
	TOTAL	12,715m²

OFFICERS' REPORT

Reason for Referral to Committee: Non-residential development involving a change of use of more than 1,000m² and the construction of an extension resulting in an increase of more than 500m² floorspace [clause 3(ii)].

EXECUTIVE SUMMARY

The site is located within Kentish Town on an 'L' shaped plot (formerly occupied by Magnet Kitchen Showroom and Warehouse). An extant permission originally approved under 2013/7130/P dated 06/03/2014 has been substantially completed for a seven-storey building (plus basement levels) with student accommodation, warehouse and café uses. The majority of the development is currently occupied.

The proposals include a change of use of the majority of the existing warehouse space (B8) to office/light industrial/research and development (E(g)(i-iii)); installation of a mezzanine basement level to create additional space and associated internal and external works.

Sufficient marketing evidence has been submitted to justify that the space is not suitable for continued warehouse use and is suitable for alternative business uses. The majority of the ground floor warehouse (B8) space (200m²) would remain; an uplift in employment floorspace would be provided; the floorspace would be secured as E(g)(i-iii) – offices, light industrial and research and development; 10% of the Class E(g)(i-iii) floorspace would be discounted 50% below market rent (secured by planning obligation); and employment obligations and apprenticeships are included. On this basis the proposal is considered to be acceptable in land use terms.

The external works are minor and would preserve the character and appearance of the building, surrounding area and Inkerman Conservation Area. Due to the nature of the proposal it would not materially impact on neighbouring amenity.

Third party comments have been received from Thames Water, the Designing out Crime Officer and the Kentish Town Neighbourhood Forum. No objections have been received.

In conclusion, the proposed development accords with the Development Plan and other supporting guidance.

1 BACKGROUND

- 1.1 The main development on the application site, which is substantially completed, was originally approved under 2013/7130/P dated 06/03/2014. This approval was an amended scheme following a number of refusals and appeals at the site: 2012/6548/P (refused then dismissed at appeal in 2013); 2010/6039/P (refused then appeal allowed in 2011) and 2009/3187/P (refused then appeal withdrawn). The approved scheme under 2013/7130/P is effectively an amalgamation of the two decided appeal proposals (2012/6548/P and 2010/6039/P), combining the elements that were considered acceptable by the respective Inspectors. In summary, the approval under 2013/7130/P included the provision of student accommodation and warehouse (B8) floorspace in the same building and site layout as approved by 2010/6039/P, with an additional storey as considered acceptable in the appeal decision for 2012/6548/P.
- 1.2 The approved development under 2013/7130/P involved the demolition of the existing buildings and the erection of a building varying in height from 7 storeys to the Holmes Road and Cathcart Street frontages, with a single storey (above ground) link adjoining a 3 storey section at the rear part of the site. The approved building had a 2 storey basement level (storey depth at the western end of the site). The original approved scheme (which was later amended to increase the basement) provided 2,103sqm of warehouse (B8) floorspace at ground, lower basement and upper basement floor levels, along with a mix of student single, double and twin bedrooms, including cluster flats on the upper floors. The purpose-built student accommodation comprised 273 units..

2 SITE

- 2.1 The application site comprises an 'L' shaped plot of land. It was formerly occupied by Magnet Kitchen Showroom and Warehouse with customer car parking and two vehicular access points. The approved development under 2013/7130/P (as amended under 2017/6786/P) has been substantially implemented for a seven-storey building (plus basement levels) with student accommodation, warehouse and café uses. The majority of the development is currently occupied. A number of minor-material amendment applications have been approved (these are summarised in the relevant history section below).
- 2.2 The Kentish Town Regis Road Growth Area is to the north of the site and the Kentish Town - Town Centre is within walking distance. The site lies within the Kentish Town Neighbourhood Forum boundary and is subject to the adopted Neighbourhood Plan.

- 2.3 The Inkerman Conservation Area lies adjacent to the site's western boundary, on the opposite side of Cathcart Street. The substantially completed building is visible from various parts of Conservation Area.
- 2.4 It is noted that the application site address is listed as 69-73 Holmes road, whereas all of the previous application have been for 65-69 Holmes Road. Since completion of the main building, the warehouse has obtained a new postal address which is 69-73 Holmes Road. The Stay Club student accommodation and café is still addressed as 65-67 Holmes Road. This application is specifically focused on the warehouse change of use, therefore the application address correlates with the new warehouse address, rather than use the 65-69 Holmes Road address that now refers to the student use and café.

3 PROPOSAL

- 3.1 Planning permission is sought for the change of use of the majority of the existing warehouse space (B8) to office/light industrial/research and development (E(g)(i-iii)); the installation of a mezzanine basement level over part of the double height basement space to create additional office/light industrial/research and development (E(g)(i-iii) space; associated internal and external works including to the ground and first floor of the Cathcart Street elevation.
- 3.2 The resulting office/light industrial/research and development (E(g)(i-iii)) floorspace would be approximately 3,088m², which would be created via the change of use of the majority of the existing B8 space (over the lower basement, upper basement, upper basement mezzanine and part of the ground floor) and an uplift of circa 957m² through the installation of a mezzanine basement level over a part of the existing double height warehouse space. The space would be secured (by planning condition) to be used as office/light industrial/research and development (E(g)(i-iii)). Furthermore, 10% of the floorspace would be secured as affordable workspace at 50% discount of market rent.
- 3.3 The majority of the ground floor warehouse space (B8) would remain, with a floor area of around 200m². This space is currently occupied by Gorillas, who are a grocery delivery service offering a quick turnaround. Officers consider that the existing use could be Sui Generis and the Planning Enforcement teams are currently investigating. If this permission were to be granted, it would retain the land use of B8, as opposed to authorise the use by the existing occupier.
- 3.4 External works would be limited to the Cathcart Street elevation at ground and first floor level. They include the removal of the goods yard roller shutters to be replaced with full height curtain wall glazing system with a pedestrian entrance. 'Blind' windows are proposed on the empty space above the curtain wall to create a visual consistency to match the pattern of existing windows above. The elevation material treatment is as per the implemented scheme -

white render to the external walls and curtain walling to the ground floor. The blind windows would be cut into the existing render façade.

- 3.5 No basement works are required as the proposal would be constructed within an already dug out basement. Minor internal changes are proposed including the reconfiguring of corridors and exits. The cycle parking would be relocated to middle basement floor and accommodate 50 spaces in front of the platform lift door. Cycles would be taken down to this level via the existing large lift.

Revisions

- 3.6 A number of changes were made to the proposed land use offer during the course of the planning application. These include:
- Additional marketing evidence to justify the loss of warehouse floorspace;
 - 200m² was retained on the ground floor;
 - The change of use to Class E was limited to office/light industrial/research and development (initially open use Class E was applied for); and
 - Affordable workspace and an employment benefits package was offered.

4 RELEVANT HISTORY

- 4.1 The application site has a significant history including 3 refusals, 2 of which were appealed by way of Public Inquiry (one was allowed and one was dismissed), before the original permission was approved under 2013/7130/P dated 06/03/2014. Furthermore, two recent applications for an additional storey to the main building (providing further student living accommodation) have been refused under 2018/4871/P and 2020/2406/P. The refusals were subsequently dismissed at appeal (refs: APP/X5210/W/19/3229042 and APP/X5210/W/20/3263246) for design/conservation, quality of living accommodation and neighbouring amenity reasons. A brief summary of the most relevant history is listed below in chronological order (by application type) below.

Full Planning Applications

- 4.2 **2008/4795/P (withdrawn):** Erection of a part six, part three storey building with two basement levels to provide student accommodation comprising 411 self-contained study rooms and ancillary facilities (Sui Generis), restaurant/cafe use (Class A3) at ground floor level, and part change of use of upper basement level of 55-57 Holmes Road for use as ancillary facilities (refuse store, common room) for the student accommodation. (Following the demolition of the existing warehouse building). *The application was withdrawn 27 January 2009.*

2009/3187/P (Refused, appeal withdrawn): Erection of a part six, part three storey building with three and two basement levels respectively to provide student accommodation comprising 358 self-contained study rooms with ancillary facilities (Sui Generis), storage and distribution use (Class B8) at lower basement and ground floor level and restaurant (Class A3) at ground floor level. (Following the demolition of the existing warehouse building). *The*

application was refused on 13 October 2009 for 26 reasons, including an excessive proportion of student accommodation and a loss of employment space. A Public Inquiry appeal was withdrawn by the Appellant on 9 February 2010.

2010/6039/P (Refused, appeal allowed): Erection of a part six, part three storey building with two basement levels to provide student accommodation comprising 268 student rooms housed within 245 units with ancillary facilities (Sui Generis), storage and distribution use (Class B8) at lower basement and ground floor level and coffee shop (Class A1) at ground floor level. *The application was refused on 4th February 2011 for 19 reasons including failure to deliver an appropriate mix of housing types, over-concentration of student housing (that would be harmful to the established mixed and inclusive community, and result in a loss of amenities to existing residents) and loss of employment floorspace.*

An appeal was submitted (ref: APP/X5210/A/09/2116161) and subsequently allowed on 1st December 2011. A unilateral undertaking (UU) was submitted during the appeal to satisfactorily address the majority of the reasons for refusal (9 to 19).

2012/6548/P (Refused, appeal dismissed): Erection of part seven, part three storey building with two basement levels to provide student accommodation comprising 313 student rooms housed within 278 units with ancillary facilities (sui generis), office use (Class B1) at lower basement and ground floor level. *The application was refused on 25 March 2015. The main reasons for refusal were based on the unacceptable loss of employment floorspace; the over-concentration of student accommodation; lack of external amenity space for students and due to the height, bulk, massing and design of the proposal there was considered to be an adverse impact on the character and appearance of the area and potential impacts on sunlight/daylight of neighbouring properties.*

An appeal was submitted (ref: APP/X5210/A/13/2197192) and subsequently dismissed on 4 October 2013. The appeal was dismissed due to the loss of employment space, the over-concentration of student accommodation and the lack of external amenity space for students.

2013/7130/P (Granted Subject to a Section 106 Legal Agreement): Erection of part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units (337 rooms and 439 bed spaces) with ancillary facilities (sui generis), warehouse (Class B8) at basement and ground floor levels and a coffee shop (Class A1) at ground floor level following demolition of existing B8 buildings. *Planning permission was granted subject to a Section 106 Legal Agreement on 06/03/2014. The scheme was essentially an amalgamation of the acceptable elements (as deemed by the Planning Inspectorate) from the two appeal proposals ref: 2010/6039/P and 2012/6548/P.*

A number of planning obligations and conditions were included such as financial contributions, the restriction of occupation of student accommodation until the commercial element has been let and occupied, restricting occupation to student accommodation only and not permanent residential accommodation, the development must be linked to a Higher Education Funding Council for England (HEFCE) funded institution, a student management plan, travel plan, Construction Management Plan, Service Management Plan, car-free development, restrictions on use of external amenity space, external noise level compliance and no increase in student bedspaces (i.e. capped at 439).

2018/4871/P (Refused, appeal dismissed): Erection of 7th floor extension to facilitate the creation of 42 student accommodation rooms (Sui Generis) to existing student accommodation. *The application was refused on 4 March 2019. The main reasons for refusal were based on the height, scale, massing and detailed design causing harm to the building and adjoining Conservation Area; poor internal ceiling height, room sizes and outlook leading to substandard living accommodation and a material loss of outlook and daylight to neighbouring occupiers.*

An appeal was submitted (ref: APP/X5210/W/19/3229042) and subsequently dismissed on 25 September 2019. The appeal was dismissed on all the substantial reasons for refusal.

2018/4877/P (Granted subjected to conditions): The formation of a mezzanine floor (at basement level) to provide study rooms, administration, storage areas, kitchen and gym facilities within the student area of the building (partially retrospective) approved on 02/05/2020. Officer note: This permission related to the ancillary student floorspace and does not relate to the current proposals.

2020/2406/P (Refused, appeal dismissed): Erection of 7th floor extension to facilitate the creation of 27 student accommodation rooms (Sui Generis) to existing student accommodation. *The application was refused on 1st September 2020. The main reasons for refusal were based on the height, scale, massing and detailed design causing harm to the building and adjoining Conservation Area; poor outlook and ventilation leading to substandard living accommodation and a material loss of outlook and daylight to neighbouring occupiers.*

An appeal was submitted (ref: APP/X5210/W/20/3263246) and subsequently dismissed on 10 May 2021. The appeal was dismissed on design and neighbouring amenity grounds.

Minor-Material Amendments (Section 73 applications)

- 4.3 **2015/5435/P (Granted Subject to a Section 106 Legal Agreement):** Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 27/05/2016 with a Deed of Variation to the original legal agreement. The main changes included extension of the lower

basement level to relocate part of the warehouse (B8) use from the mezzanine floor, internal reconfigurations, introduction of social space and study rooms on the mezzanine level, changes between double and twin rooms, lift overrun, new rooflights and lightwells.

2016/4664/P (Granted Subject to a Section 106 Legal Agreement):

Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 03/05/2017 with a Deed of Variation to the original legal agreement. The main changes included reconfiguration of the warehouse levels and ground floor to provide an enlarged social area for the student accommodation use; an additional row of windows on the Holmes Road elevation; additional rooflights into basement and changes to positioning of windows.

2017/6786/P (Granted Subject to a Section 106 Legal Agreement):

Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 27/07/2018 with a Deed of Variation to the original legal agreement. The main proposed changes include lowering the basement level by 950mm, internal changes, an increase to the volume and area of warehouse space and reduction of ancillary student space. This version of the consent has been implemented.

Approval of Details

- 4.4 **2016/5269/P (Granted):** Submission of details to discharge conditions 4 (contamination), 5 (landscaping), 6 (waste), 10 (CHP), 15 (access) and partial discharge of 16 (SuDs) of planning permission 2013/7130/P. The application was approved on 03/03/2017.

2016/5496/P (Granted): Submission of details to partially discharge condition 2 (materials and details) of planning permission 2013/7130/P. The application was approved on 30/12/2016.

2016/6245/P (Granted): Submission of details to discharge conditions 14 (details, calculations, method and design of groundworks) and 22 (appointment of engineer) of planning permission 2013/7130/P. The application was approved on 03/03/2017.

2017/6568/P (Refused): Submission of details to discharge condition 2 (details of the layout, sections, elevations of windows, door framing and roof plant equipment) of planning permission 2013/7130/P. The application was refused on 12/01/2018 as the proposed materials and details would not safeguard the character and appearance of the premises and the wider area as per the requirement of the planning condition.

Advertising Consent

- 4.5 **2019/1927/A (Granted):** Display of external non-illuminated mural on the side wall of hostel building facing Cathcart Street. The application was approved on 10/06/2019 and is in situ.

5 CONSULTATION SUMMARY

Statutory Consultees

5.1 Thames Water comments on 18/11/2020

Thames Water confirmed no objection in regards to combined waste water, water network and water treatment infrastructure capacity. Other comments were made that have been forwarded to the applicant.

5.2 Met Police, Design Out Crime Officer comments on 01/09/2020

No objections overall but comments and recommendations made regarding cross over points between the student accommodation and office use; the reception areas and controlling of access and cycle storage security.

Officer comments: *The advice is noted and has been forwarded to the applicant. The suggested measures have largely been implemented within the substantially completed development and form part of the Student Management Plan secured under the original scheme. It is not considered that the proposals materially alter the proposals in terms of safety and security compared with the implemented permission.*

Local Groups

5.3 Kentish Town Neighbourhood Forum on 04/10/2020

No comments to make for this application (neither endorse or oppose).

Adjoining Occupiers

<i>Total number of responses received</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 5.4 A site notice was put up in front of the site on 26/08/2020 and a press notice was published on 27/08/2020. No third party responses have been received.

6 POLICIES

6.1 *National and regional policy and guidance*

National Planning Policy Framework 2021 (NPPF)
National Planning Practice Guidance (NPPG)
London Plan 2021
Mayor's Supplementary Planning Guidance

6.2 *Local Policy and Guidance*

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy C5 Safety and security
Policy C6 Access for all
Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy A4 Noise and vibration
Policy A5 Basements
Policy D1 Design
Policy D2 Heritage
Policy E1 Economic development
Policy E2 Employment premises and sites
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy CC4 Air quality
Policy CC5 Waste
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy T4 Sustainable movement of goods and materials
Policy DM1 Delivery and monitoring

Kentish Town Neighbourhood Forum Neighbourhood Plan - Adopted 19 September 2016

Inkerman Conservation Area Statement March 2003

Supplementary Planning Documents and Guidance – Camden Planning Guidance (CPG)

CPG Access for all
CPG Amenity
CPG Basements
CPG Biodiversity
CPG Design
CPG Developer contributions
CPG Employment sites and business premises
CPG Energy efficiency and adaptation
CPG Transport

7 ASSESSMENT

- 7.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

8	Land Use
9	Design, Character and Appearance, Conservation

10	Neighbouring Amenity
11	Transport and Access
12	Sustainable Design and Construction
13	Community Infrastructure Levy (CIL)
14	Heads of Terms
15	Conclusion
16	Recommendation
17	Legal Comments

8 Land Use

- 8.1 The implemented development (which involves minor-material amendments to the original scheme) includes 2,317m² of warehouse space (B8) and other uses, mainly student accommodation (with ancillary facilities) and a coffee shop. The current building replaced the former Magnet Warehouse which benefitted from above ground warehouse space and a large servicing yard. As part of the consented scheme (now in situ) the former use has moved on and the warehouse provision is mostly subterranean.
- 8.2 The proposal would retain 200m² of warehouse space (B8) on the ground floor (the majority of the consented space at this level). The remainder of the warehouse space would be converted into office/light industrial/research and development (E(g)(i-iii)). Further space would be created through a mezzanine extension (957m²) and conversion of ancillary student accommodation (Sui Generis) leading to a total floor area of 3,088m².
- 8.3 These changes are proposed in the context of the former warehouse use leaving the site; the warehouse space being compromised by mostly going underground (the principle of this was first allowed at appeal); the changing context on Holmes Road with many industrial uses vacating and after years of marketing the completed space. The main justification for the change of use includes:
- The consented warehouse provision has been marketed for a period of over 24 months with no interest for general industrial uses, but interest has been shown for other uses (including light industrial, office, gym, entertainment etc.). The marketing evidence is detailed and sufficiently meets relevant supplementary planning guidance. It has been evidenced that the prices have been benchmarked against other buildings in the area and reviewed by the Council's Inclusive Economy team;

- Presence of schools nearby (St Patrick's Catholic and a French language school - Collège Français Bilingue de Londres) and this is mainly a residential area (almost all of the other industrial uses on Holmes Road have left the area);
- Vehicular access to the site is difficult with narrow road widths, including the eastern entrance to Holmes Road from Kentish Town Road;
- Site specific reasons/constraints include – a small servicing yard, poor internal heights and goods lift – which are partly due to the compromises deemed acceptable by previous Appeal Inspectors and ongoing amendments to the scheme.

8.4 General industry/warehouse land uses have strong protection in local and regional policy and the proposal deviates significantly from what was originally approved in 2013, which was acceptable on the basis of the warehouse use being retained (mostly below ground). Policy E1 of the Local Plan seeks to safeguard existing employment sites and premises. From para 5.28 it states that Camden has a limited industrial and warehousing stock, and the existing site includes brand new, modern, purpose-built premises, so loss would not be ideal. The Council protects industrial and warehousing sites and premises that are suitable and viable for continued use. Policy E2 protects premises or sites that are suitable for continued business use.

8.5 Guidance on marketing is in the CPG - Employment sites and business premises (from page 10). The submitted marketing evidence includes the following:

- Use of a reputable national agent with a track record of letting employment space in the borough;
- A visible letting board on the property consistently on display throughout the marketing period);
- Marketing material was published on the internet and included local and specialist channels;
- Existing lawful use of the advertised premises included in the marketing materials;
- Continuous marketing over more than 2 years from when the letting board was erected and the property was advertised online;
- Advertised rents were reasonable, reflecting market rents in the local area and the condition of the property;
- Lease terms were attractive to the market; and
- A commentary on the number and details of enquiries received, including the number of viewings and the advertised rent at the time, along with details of why the interest was not pursued.

8.6 Officers consider that sufficient marketing evidence has been submitted to justify that the space is not suitable for continued warehouse use; however,

consider the site suitable for alternative business uses. On this basis the following is considered to contribute to the proposal being acceptable in land use terms, on balance, and where necessary would be secured via planning condition or obligation:

- The applicant has provided sufficient marketing evidence to justify the change of use of the mostly subterranean warehouse (B8) space into an alternative business use;
- The majority of the ground floor warehouse (B8) space (200m²) would remain and is occupied (note: the current use might not be lawful and is the subject of an active planning enforcement investigation – Gorillas grocery delivery service);
- The proposal includes an uplift in employment floorspace overall (including 957m² via a new mezzanine floor);
- A planning condition would be attached restricting the use within Class E to E(g)(i-iii) – offices, light industrial and research and development;
- 10% of the Class E(g)(i-iii) floorspace would be discounted 50% below market rent (secured by planning obligation);
- In addition to the package offered, employment obligations including a commitment to asking tenants to work with Good Work Camden to create opportunities for local people and an end-use apprenticeship target. Apprentices would be recruited through Camden Apprenticeships. An agreed number of end use apprenticeships would be delivered over an agreed number of years, or a rolling programme of x number per year for x years. Apprentices would be paid London Living Wage.

9 Design, Character and Appearance, Conservation

- 9.1 The proposed works are mostly internal, with the external works limited to the removal of roller shutters to be replaced with full height curtain wall glazing system with a pedestrian entrance on the ground floor on Cathcart Street. Above (at first floor level) 'blind' windows would be introduced on the empty space above the curtain wall. Overall the works are considered to be minor and would not significantly affect the external appearance of the building, surrounding area and would preserve the character and appearance of the adjacent Inkerman Conservation Area. The overall building massing of the development is as per the approved scheme. An outer 'L' shaped building (Block 1), central garden zone and lower inner building (Block 2) reflect the approved design.

10 Neighbouring Amenity

- 10.1 As discussed above, the approved building would not be increased in size, there would be no new windows and student numbers would not be altered. Whilst the nature of the employment use is changing and the amount of floorspace increasing, it is not considered that the proposal would lead to a material increase in activity that would result in significant impacts on surrounding residents. Overall, it is considered that the proposed development would not result in an undue loss of sunlight, outlook, privacy, or

that it would increase levels of noise and general disturbance over the approved scheme.

- 9.2 It is considered that the proposed development would not result in a material level of construction works and construction vehicle movements that would unduly harm the amenities of surrounding residents.

11 Transport and Access

- 11.1 The proposed land uses (office/light industrial/research and development) have been appraised against existing (warehouse) and would result in approximately 728 daily two-way person trips over and above the consented position (856 daily two-way person trips for office compared to 128 for the consented warehouse). The majority of movement (77% or 660) are anticipated to be via public transport with the remaining via foot (15% or 128) and bicycle (8% or 68). Any approval would secure a car-free development in line with the previous approvals on the application site. Servicing trips are not anticipated to materially increase and they would likely be smaller vehicles.
- 11.2 On the above basis, it is considered that the proposal would have no significant detrimental impacts on the operation of the surrounding highway network.
- 11.3 In terms of cycle parking, the implemented development includes a total of 284 cycle parking spaces for students (258 spaces), employees (16) and visitors (10). The proposal includes 50 spaces (34 additional) for the proposed office/light industrial/research and development use, in line with the London Plan requirements. The 50 spaces would be secured via planning condition.
- 11.4 As the works are mostly internal and would not require a significant amount of works, a Construction Management Plan (CMP) would not be deemed necessary.

12 Sustainable Design and Construction

- 12.1 The application works are largely limited to the insertion of a mezzanine floor within a double height space. Notwithstanding this, the proposals include an uplift of over 500m² so an Energy Statement has been submitted which demonstrates that the proposed development is sustainable in line with relevant policy requirements.
- 12.2 A range of energy efficiency (Be Lean) measures are proposed. The combination of energy efficiency measures would achieve a reduction of 29% in Regulated CO₂ emissions over Part L (2013) baseline. The proposed development lies within close proximity to an existing heat network and would connect to the existing energy centre which lies outside of the application site. Further solar panels are proposed to utilise available roof space to contribute towards renewable energy sources. On balance and given the nature of the scheme, the proposal is considered acceptable from a sustainability perspective.

13 Community Infrastructure Levy (CIL)

13.1 The proposal would be liable for both the Mayor of London's CIL2 (MCIL2) and Camden's CIL due to the net increase in floorspace. Based on the MCIL2 and Camden's CIL charging schedules and the information given on the plans, the charges are likely to be £107,184. This is made up of the below:

- MCIL2 (957m² x £80) = £76,560
- Camden CIL (957m² x £32) = £30,624

13.2 An informative would be attached on any decision notice advising the applicant of these charges. The final charges would be decided by Camden's CIL team.

14 Heads of Terms

14.1 If the proposal is granted planning permission then it would be the subject of a section 106 legal agreement. The obligations required have been discussed above and below is a summary of the heads of terms that would be sought if permission were granted:

- Car-free for new employment floorspace (office/light industrial/research and development).
- Affordable workspace - 10% of the Class E(g)(i-iii) floorspace would be discounted 50% below market rent.
- Employment obligations - including a commitment to asking tenants to work with Good Work Camden to create opportunities with local people and an end-use apprenticeship target. Apprentices would be recruited through Camden Apprenticeships. An agreed number of end use apprenticeships would be delivered over an agreed number of years, or a rolling programme of x number per year for x years. Apprentices would paid London Living Wage.

15 Conclusion

15.1 On the basis of the above assessment, the proposed development is considered to be in keeping with the approved development and with the NPPF, London Plan, the Camden Local Plan, Supplementary Planning Guidance and the general development policies of the Kentish Town Neighbourhood Forum Neighbourhood Plan.

16 Recommendation

16.1 It is recommended to grant conditional planning permission subject to section 106 legal agreement

17 Legal Comments

17.1 Members are referred to the note from the Legal Division at the start of the Agenda.

17.2 Condition(s) and Reason(s):

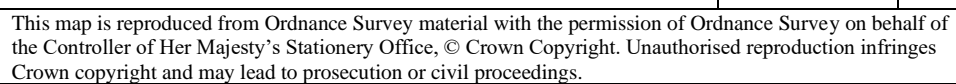
1	<p>Three years from the date of this permission</p> <p>This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Existing: (180410-A(SO))001; 080 Rev A; 085 Rev A; 090 Rev A; 100 Rev A; 300 Rev B; 302 Rev B; 401 Rev B.</p> <p>Proposed: (180410-A(GA))080 Rev B; 085 Rev B; 090 Rev C; 100 Rev C; 300 Rev B; 302 Rev B; 401 Rev B.</p> <p>Supporting Documents: Letters from Altus Group dated 02/03/2021 and 21/07/2021; Lease Availability Report; Lease Comps Summary; Marketing Brochure; Planning Statement; Transport Statement dated July 2020; Energy Statement dated July 2020; Design and Access Statement dated July 2020.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials to match</p> <p>All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.</p>
4	<p>Cycle parking</p> <p>Before the development commences, details of secure and covered cycle storage area for 50 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities</p>

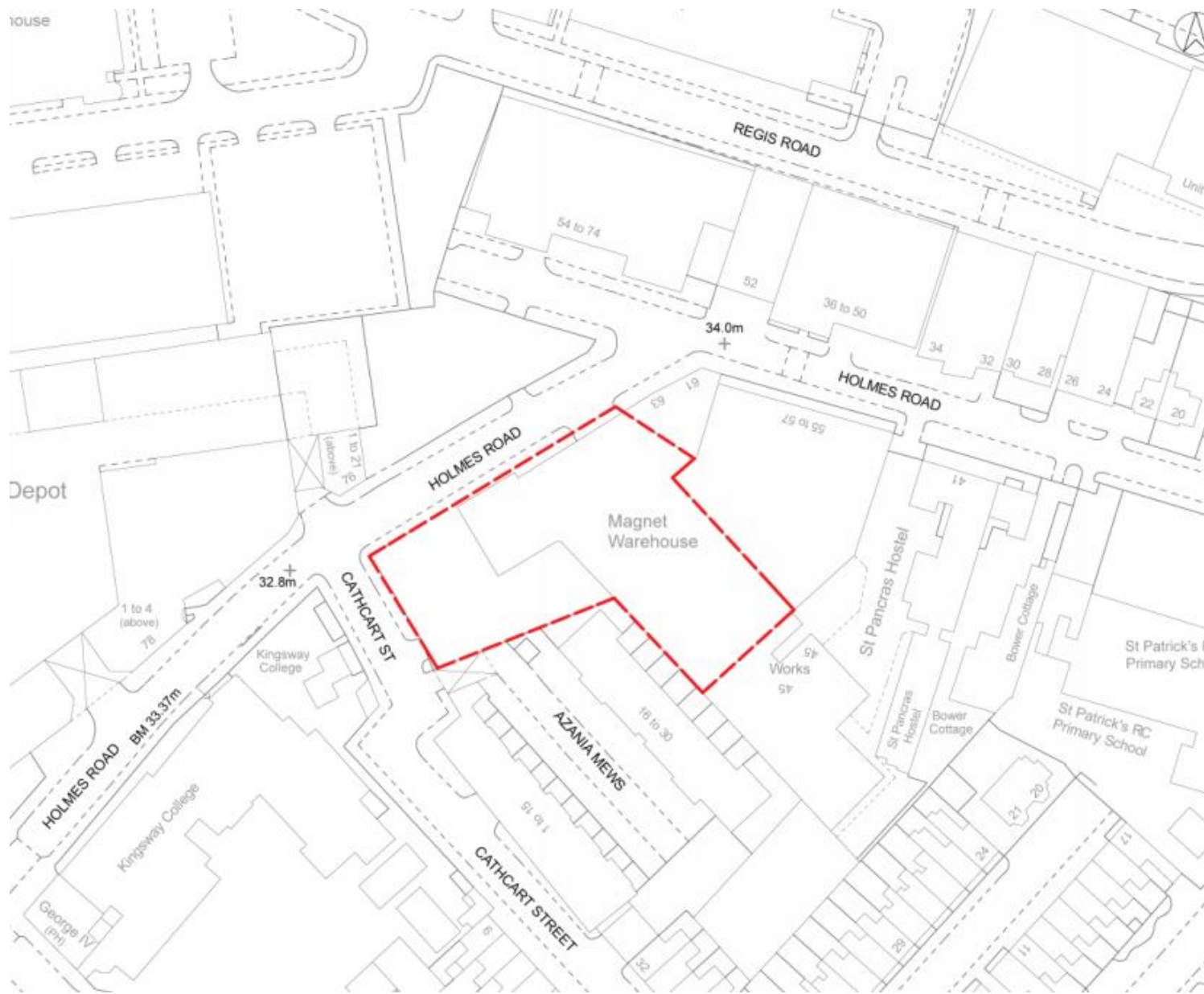
	in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.
5	<p>Control of Use</p> <p>The consented Class E floor area shall be used as office, light industrial or research and development floor space (Class E (g)) only and for no other use within use Class E.</p> <p>Reason: To prevent the loss of existing employment floorspace and provide a mix of uses that will safeguard the amenities of surrounding residential occupiers in accordance with policies E1 and A1 of the Camden Local Plan 2017.</p>

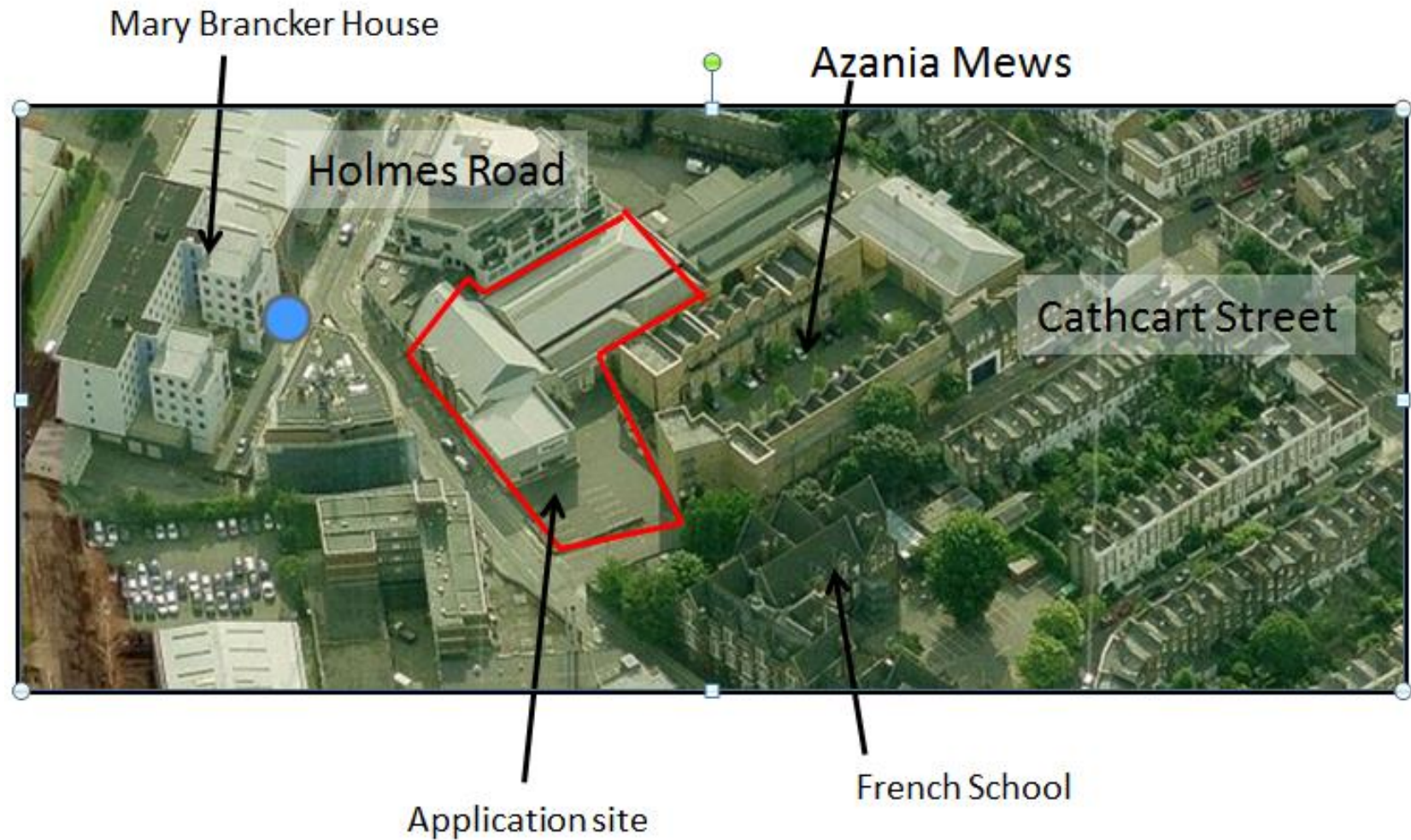
17.3 Informatives

1	Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
2	This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
3	This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
4	Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can

	<p>be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p>
5	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)</p> <p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.</p>
6	<p>Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.</p>





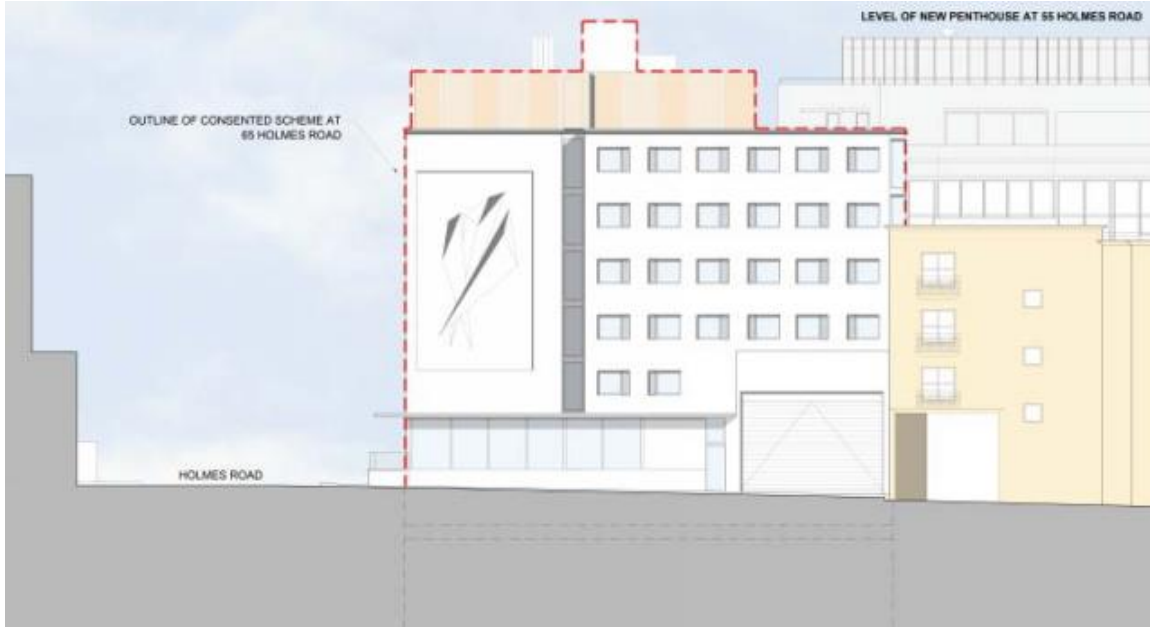




Above - View from north end of Holmes Road looking to the South west.

Right - View from Holmes Road looking east towards Holmes Road and Cathcart Street.





Above left - Extant Cathcart Street Elevation



Below left - Extant Holmes Road Elevation



Above left - Sketch View of consented scheme from Holmes Road and Cathcart Street Junction



Above right - Sketch View of consented scheme from corner of Holmes Road

