MARCH 2022

3-6 Spring Place, Kentish Town

Planning Statement

Iceni Projects Limited on behalf of
SEGRO PLC

March 2022

ICENI PROJECTS LIMITED
ON BEHALF OF SEGRO PLC

Iceni Projects
Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT
London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH
Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH
Glasgow: 177 West George Street, Glasgow, G2 2LB
Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 **| w:** iceniprojects.com | **e:** mail@iceniprojects.com
linkedin: linkedin.com/company/iceni-projects | **twitter**: @iceniprojects

CONTENTS

1. INTRODUCTION

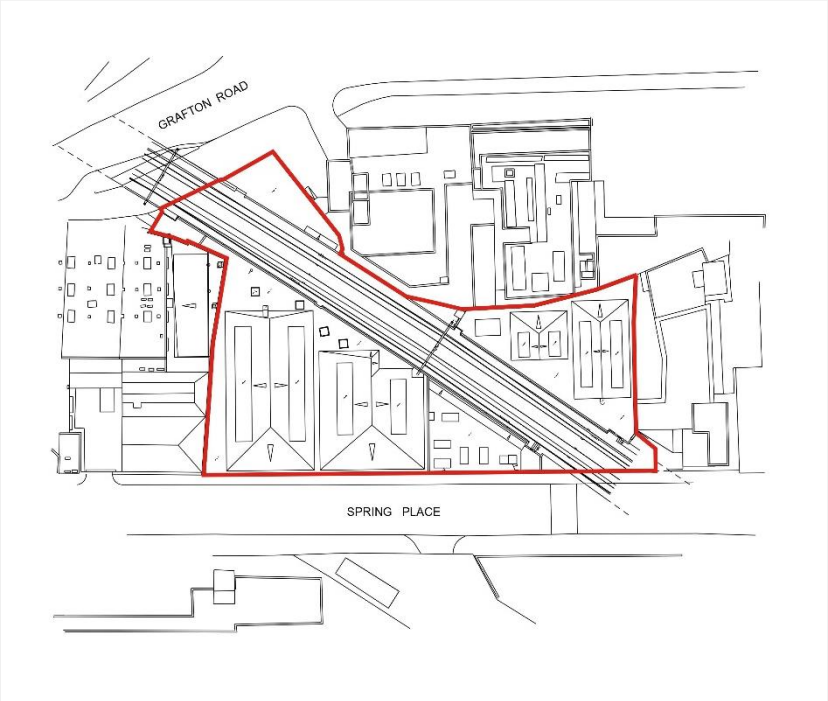
1.1 This Planning Statement has been prepared by Iceni Projects Limited on behalf of SEGRO PLC ('SEGRO or 'the Applicant') to accompany a detailed planning application to the London Borough of Camden ('LB Camden' or 'the Council') in respect of the proposed refurbishment of 3-6 Spring Place, Kentish Town, London, NW5 3BA.

1.2 Please find the full planning application submission for the above site enclosed. The proposed description of development is as follows:

Refurbishment of existing building including replacement roof; installation of PV panels; widening of loading doors; installation of wood cladding to parts of Grafton Road and Spring Place elevation; and installation of living wall and alteration to entrance on Grafton Road elevation.

1.3 The Site Location Plan is shown below:

Figure 1.1 Site Location Plan



1.4 This Planning Statement sets out the relevant planning background to the proposal, presents the application scheme and demonstrates how the planning matters associated with the development have been addressed and how they comply with planning policy at local, regional and national level.

1.5 It should be highlighted that this proposal is for refurbishment only works, retaining the existing B2 Use Class.

1.6 A previous application (2020/5913/P) submitted for this site sought the change of use of the unit to allow flexible B2/B8/E (light industrial) use alongside refurbishment works, and following extensive discussions between the applicant and the Council, the application was refused by LBC. The reasons for refusal related to outstanding concerns regarding the potential transport, noise and air quality impacts from a last-mile distribution (B8 use). However the proposed refurbishment and other elements of the proposals were supported by the Council, recognising the benefits of bringing this employment site back into use. Following the Council's decision, the applicant is seeking to progress the physical refurbishment works which will allow the building to be occupied in accordance with its existing lawful use.

1.7 SEGRO proposes to invest in this unit to transform it into a high-quality, modern industrial facility that will appeal to a range of suitable occupiers. The proposals incorporate a host of sustainability enhancements to retrofit the building with the aim of creating the London Borough of Camden's most sustainable industrial unit.

1.8 SEGRO are keen to progress with the refurbishment programme, which includes investment to replace the existing roof and physical works necessary to make the building fit for occupation. It is intended to progress the physical improvements swiftly to generate interest from prospective tenants and bring this site back into employment use, generating employment within the borough.

1.9 The Applicant has proactively sought to engage with the local community and has taken onboard previous feedback from the Council, including points raised during pre-application discussion on 21st March 2022. The Applicant is keen to continue with this approach, strengthening the working relationship with the local community, LB Camden and all other key stakeholders, to deliver a positive result for the site, Council and borough.

Submission Documents

1.10 The following documents and drawings have been prepared and submitted in support of this planning application and the Planning Statement should be read in conjunction with the following reports:

Table 1.1 Drawings and Plans

Drawing/Plan	Reference
Architectural Plans, prepared by SGP	
Site Location Plan	19-275-SGP-XX-XX-DR-A-130000-A
Existing Floor Plan	19-275-SGP-XX-00-DR-A-130100
Proposed Floor Plan	19-275-SGP-XX-00-DR-A-131100-G

Existing Roof Plan	19-275-SGP-XX-R1-DR-A-130101
Proposed Roof Plan	19-275-SGP-XX-R1-DR-A-131101-B
Existing Section	19-275-SGP-XX-XX-DR-A-130200-A
Proposed Section	19-275-SGP-XX-XX-DR-A-131200-B
Existing Elevations	19-275-SGP-XX-XX-DR-A-130300
Proposed Elevations	19-275-SGP-XX-XX-DR-A-131301-B
CGIs, prepared by Hollis	
Entrance View	19-275-REV B-1.1
Aerial View	19-275-REV B-1.4
Exterior Elevation	19-275
Interior Arches	19-275-REV C-1.2
Reception Area	19-275-1.0
Drainage, prepared by Hydrock	
Drainage Strategy (Appendix D of Foul & Surface Water Drainage Strategy)	16304-HYD-00-ZZ-DR-C-PO1
Highways, prepared by Vectos	
Swept Path Analysis (7.5t vehicle)	194587-10/AT/R02
Swept Path Analysis (18t vehicle)	194587-10/AT/R01

Table 1.2 Planning Documents and Technical Reports

Document	Consultant
Planning Application Forms	Iceni Projects
Design and Access Statement	Hollis
Foul & Surface Water Drainage Strategy	Hydrock
Sustainability and Energy Statement	Iceni Projects
BREEAM Pre-Assessment Report	Harley Haddow

2. THE APPLICATION SITE AND BACKGROUND

Site and Surroundings

2.1 The site is situated within the administrative boundary of LB Camden and is located on the south west side of Spring Place, to the south of Kentish Town Business Park and to the north of Talacre Gardens.

2.2 The site is bound to the north by an active railway line, beyond which there are residential flats up to seven storeys in height at number 7 Spring Place, with the Veolia Depot to the east. Autograph Sound Ltd (Visual Audio Equipment Hire) neighbours the site to the south who appear to extend around the corner of Spring Place onto Holmes Road. Bordering the site to the west is an active railway line with office accommodation and residential dwellings fronting onto Grafton Road. The character of the surrounding area is mixed, with a range of commercial premises, residential properties and community uses characteristic of Inner London.

2.3 The site currently comprises an industrial building within Use Class B2 with a façade extending up to two storeys in height along Spring Place. The site was last used as a vehicle maintenance depot for Addison Lee. Following the business' relocation to a larger facility in Hayes, this site has been vacant since January 2017, and although new tenants and options were explored for alternative uses, it remains vacant. The property has been vacant and unutilised for over 5 years and the existing site needs various refurbishment works and significant investment to ensure the employment space is marketable and operable.

2.4 In terms of accessibility, the site has a Public Transport Accessibility Level (PTAL) of 5, which is a high level of accessibility on a scale of 1 to 6. Kentish Town station is 0.4 miles (8-minute walk) from the site with frequent Thameslink services to and from Central London, Luton, Sutton and St Albans City. Gospel Oak station is 0.5 miles (11-minute walk) from the site with Overground services to and from Stratford, Richmond, Clapham Junction, Barking and South Action. Queens Cres road (6-minute walk) benefits from a number of services and facilities including a Post Office, Library, Community Centre and a number of cafes and restaurants.

2.5 Vehicular access to the site is provided by Spring Place, a single carriageway road that is used frequently by vehicular traffic and in particular commercial vehicles associated with the past industrial use at the site and other industrial uses in the vicinity of the site, including the Veolia Council Depot Site located opposite.

Planning History

2.6 Having regard to LB Camden's online planning register, the available planning history relating to the site is set out below:

PE9606133

2.7 Alterations to front elevation including new fire emergency doors, new industrial doors in existing openings, new access door and metal fascia. As shown on drawing Nos 345/D.01 and one unnumbered O.S plan. Approved 11th February 1997.

AE9606134

2.8 Display of externally illuminated signs on doors and internally illuminated projecting sign at fascia level. As shown on drawing No 345/D.01. Approved 11th February 1997.

2016/5181/P

2.9 Erection of a part-six and part-two storey (above single basement level) building comprising Office (Class B1) at ground and upper floors; Cafe (Class A3) and flexible event space (Sui Generis) at ground floor and associated works following demolition of existing two-storey industrial (Class B2) building. Approved 10th January 2018.

2.10 Following the approval of 2016/5181/P it is understood that there was limited market interest in the site for office uses and the development was not viable. Consequently, the site was sold to SEGRO, who are now seeking to refurbish the existing building and bring it back into productive employment use.

2018/2592/P

2.11 Variation of condition 2 (approved plans) of planning permission 2016/5181/P dated 21/12/2017 (for erection of a part-six and part-two storey building comprising office (Class B1) at ground and upper floors; cafe (Class A3) and flexible event space (Sui Generis) at ground floor and associated works) namely, to allow reduction in size of basement, layout changes at ground floor, the relocation of plant at 5th floor and 2nd floor roof level and facade changes including the replacement of metalwork with brick on part of west elevation and removal of fins from windows at ground and 5th floor level of east elevation and removal of perforated metal panel to expose windows of east elevation and other external alterations. Withdrawn June 2018.

2020/5913/P

2.12 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; and installation of living wall and alteration to entrance on Grafton Road elevation.

2.13 Following a sustained period of engagement with LB Camden's Planning officers, a refusal notice for application 2020/5913/P was issued on 10th December 2021. The reasons for refusal listed in the case officer's report focused on the proposed change of use (allowing flexibility for B8 uses) and associated impacts, namely highways, air quality and noise.

2.14 Given the Council's concerns related to the proposed change of use (in particular the B8 Use and the impacts arising from this), SEGRO are now progressing an application solely for the physical works, which were welcomed by the Council and will allow the refurbishment to progress and allow the unit to come back into productive employment use. This will achieve SEGRO's high quality, sustainable vision for the unit but omit the change of use that the Council had concerns with.

Pre-Application Discussion

2.15 A pre-application discussion was held virtually on 21st March 2022 where the applicant met with the designated Case Officer.

2.16 The applicant presented the scheme, providing information on its planning benefits, sustainability credentials and design quality. Support was expressed for the proposals, noting the sustainability proposals in excess of policy requirement and stating that the scheme would bring multiple benefits to the immediate site and wider borough.

2.17 The team confirmed at the meeting that the application was purely for physical works, with no change to the existing lawful use of the building, enabling the site to be brought back into use.

2.18 No other concerns were raised over the proposed refurbishment and the team confirmed they would be moving towards submission of the full application in due course.

3. THE PROPOSED DEVELOPMENT

3.1 The proposal description is as follows:

Refurbishment of existing building including replacement roof; installation of PV panels; widening of loading doors; installation of wood cladding to parts of Grafton Road and Spring Place elevation; and installation of living wall and alteration to entrance on Grafton Road elevation.

3.2 The proposals seek to undertake a comprehensive internal and external redesign and refurbishment of the property, which is currently in a poor state of repair. This will include significant sustainability enhancements, improving efficiency and use of renewable energy to create a high quality, fit-for-purpose employment space.

3.3 It should be noted that no change of use of the building is proposed, and thus the lawful use will remain as B2.

3.4 The key amendments to the existing unit are detailed below. Please refer to the Design and Access Statement for full details of the refurbishment programme.

3.5 The proposals seek to alter the existing access arrangements to provide three access doors instead of four and widen the loading doors to 10m. This will enable vehicular activity to take place on-site including all servicing/delivery of materials, which has been identified as a clear preference by officers. The vehicle tracking drawings demonstrate that vehicles associated with the existing B2 use can be accommodated internally.

3.6 Removal of the tenant installed mezzanine floor and partitions is also proposed to create a more usable and flexible open space.

3.7 The existing WC's will be replaced with a shower block, changing rooms with associated locker storage and bike storage area. These additions will provide essential facilities and aid in achieving a pleasant working environment for the employees of any prospective tenant.

3.8 All floors will be levelled, and a break-out area will be installed, comprising a staff area and standard and accessible WC's. These facilities will be a benefit for the reasons stated above and also provide full accessibility to wheelchair users through level accesses and ample circulation areas.

3.9 Existing coverings and associated copings to the pitched and flat roof areas will be replaced. A new built-up metal roof system if proposed to the pitched roof areas and installation of insulation to

upgrade all flat roofs to warm roof systems. These works will increase the thermal performance of the roof structure and therefore reduce the unit's energy consumption.

3.10 A photovoltaic system will be installed to the roof of the unit to maximise the production and use of sustainable energy.

4. PLANNING POLICY CONTEXT

National Planning Policy Framework

4.1 The revised NPPF was published in July 2018 and was subsequently updated in July 2021. The Framework provides the planning policies for England and how these should be applied. The NPPF should be given significant weight in decision making.

4.2 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 identifies that achieving sustainable development means that the planning system has three overarching objectives, all of which should be interdependent and therefore need to be pursued in mutually supportive ways:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure

- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.3 Paragraph 81 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The London Plan

4.4 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The London Plan was adopted in March 2021.

4.5 The most relevant policies impacting the site have been identified below:

- GG2 Making the best use of land: Development must prioritise sites which are well-connected by existing or planned public transport

- GG3 Creating a healthy city: Development must promote more active and healthy lives for all Londoners and enable them to make healthy choices and seek to improve London's air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution

- GG5 Growing a good economy: Development must plan for sufficient employment and industrial space in the right locations to support economic development and regeneration

- GG6 Increasing efficiency and resilience: Development must seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero carbon city by 2050. Proposals should also ensure buildings and infrastructure are designed to adapt to a changing climate, making efficient use of water, reducing impacts from natural hazards like flooding and heatwaves, while mitigating and avoiding contributing to the urban heat island effect

- D4 Delivering good design: Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

- D5 Inclusive design: Development proposals should achieve the highest standards of accessible and inclusive design

- E2 Providing suitable business space: Development of B Use Class business uses should ensure that the space is fit for purpose having regard to the type and use of the space.

- G1 Green infrastructure: Development proposals should incorporate appropriate elements of green infrastructure

- G5 Urban Greening: Development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

- G6 Biodiversity and access to nature: Development proposals should manage impacts on biodiversity

- SI 2 Minimising greenhouse gas emissions: Proposals should demonstrate sustainability in accordance with the Mayor's energy hierarchy.

- SI 5 Water infrastructure: Development should incorporate measures to help to achieve lower water consumption rates and to maximise future-proofing.

- SI 13 Sustainable drainage: Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

- T5 Cycling: Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle.

Camden Local Plan

4.6 The Camden Local Plan is the key strategic document in Camden's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions.

4.7 The Local Plan was adopted by Council on 3 July 2017, replacing the Core Strategy and Camden Development Policies documents.

4.8 The most relevant policies have been identified below:

- Policy G1 Delivery and location of growth: Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden. Growth will be expected to contribute towards achieving strategic objectives of the Local Plan and occur in highly accessible locations, such as identified sites including Kentish Town

- Policy C1 Health and wellbeing: Development should positively contribute to creating high quality, active, safe and accessible places.

- Policy E1 Economic development: The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth.

- Policy E2 Employment premises and sites: The Council will encourage the provision of employment premises and sites in the borough, and will seek to protect existing premises.

- Policy A1 Managing the impact of development: The Council will protect the quality of life of occupiers and neighbours.

- Policy D1 Design: The Council will seek to secure high quality design in development. Requiring that development is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaption.

- Policy CC1 Climate change mitigation: The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

- Policy CC2 Adapting to climate change: The Council will require development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures and the Councill will expect non-domestic developments to achieve ‘excellent’ in BREEAM assessments.

- Policy CC3 Water and flooding: The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. Council will also require development to incorporate water efficiency measures.

Other

4.9 The local policies set out in the 2016 Kentish Town Neighbourhood Plan and the further guidance and commentary provided in the 2020 Kentish Town Planning Framework are also noted, insofar as they relate to the physical alteration and refurbishment of an existing employment building.

5. PLANNING CONSIDERATIONS

Principle of Development

5.1 The application proposes physical refurbishment works to the unit but does not propose to change the existing B2 use. The refurbishment will enable SEGRO to bring the building back into employment use in accordance with Local Plan Policies E1 'Economic Development' and E2 'Employment Premises and Sites'. These policies seek to safeguard existing employment sites and premises in the borough which meet the needs of industry and other employers, together with supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits. As such, we consider the principle of the proposed development is supported.

5.2 The refurbishment works will create a high quality, modern industrial unit with significant sustainability enhancements that meets the needs of businesses. The refurbishment was supported by LB Camden in its assessment of SEGRO's previous application for this site, and the works will generate investment and jobs for the local area and borough more widely.

Design and Materiality

5.3 As detailed within the Design & Access Statement, the scheme has been designed to encapsulate the following key design principles:

- A unit configuration that maximises the site space in terms of flexibility whilst offering a range of essential and additional amenities to promote sustainability of incoming tenants through design (bike storage areas, shower facilities, EV charge points etc).

- The ability for all service vehicles to be accommodated within the fabric of the building. LB Camden officers have highlighted this to be a significant benefit, and the widening of the loading doors directly responds to this, avoiding the need for external loading to the industrial unit from Spring Place.

- Use of high quality, robust and sustainable materials to create a modern aesthetic.

- Simple and clean elevations that offer a modern and premium appearance.

- A sense of security; design to reduce crime.

5.4 These measures are considered necessary to create a high quality, modern industrial unit. They will enable the efficient operation of a B2 use.

5.5 The design of the front elevation and associated widening of the loading doors will remain broadly in line with that previously proposed. The elevation is consistent with the colour and cladding of the existing 1920s style unit, so as to remain sympathetic to the local built environment whilst allowing for the safer and more efficient use of the space to meet the needs of modern businesses. We note that the previous planning permission granted for this site (application reference: 2016/5181/P) permitted the demolition of the entire building to facilitate the redevelopment, and that the Council considered the building to be of "limited architectural merit" (as discussed in the officer's report).

5.6 The development proposals will enhance the overall appearance of the building and significantly enhance the environmental performance whist also ensuring it meets the requirements of occupiers, and in this context the widening of the loading doors to facilitate off-street deliveries to the industrial unit is considered to be appropriate in line with Policy D1 'Design', which seeks to secure high-quality design in development.

Highways

5.7 The refurbishment works will facilitate all vehicular activity to occur on-site including all servicing/delivery of goods. Vehicle tracking shows that 7.5t -18t vehicles can be accommodated on-site if required by an industrial occupier. Given all vehicular activity associated with the proposals will occur within the unit, there would not be a requirement to transfer goods over the footway, which was identified as a preference by Officers at LBC.

5.8 The site currently comprises an industrial building within Use Class B2 and as part of these proposals there will be no change of use. This application solely relates to the refurbishment of the building, and as such, there will be no change in traffic movements.

Energy and Sustainability

5.9 As detailed within the submitted Energy and Sustainability Statement prepared by Iceni Projects, the strategy aims to minimise the environmental impact of the proposed development during construction and operation, and ensure the development is constructed to rigorous sustainability standards.

5.10 The proposed strategy has been based around the objectives of the LB of Camden Local Plan. In summary, based on this strategy, the proposed development:

- will aim to achieve BREEAM certification, targeting a minimum rating of 'Excellent' but with aspiration for 'OUTSTANDING';
- makes efficient use of land by reusing an existing building;
- will incorporate measures to improve site biodiversity, including the provision of an external and internal living wall;

- will include measures to reduce potable water consumption, including rainwater harvesting;
- will ensure air, noise and vibration pollution are minimised as far as possible;
- will minimise waste production during construction and maximise the proportion of waste to be diverted from landfill;
- will minimise energy demand through the specification of low U-values to reduce heat loss;
- will utilise rooftop photovoltaic panels to generate renewable electricity on site; and
- will follow the Energy Hierarchy methodology to achieve an 82% reduction in carbon dioxide emissions when compared with the PartL2A:2013 baseline.

5.11 This demonstrates that the proposed refurbishment works will provide a building with a level of carbon dioxide emissions significantly reduced over that required for a new building, demonstrating the applicant's commitment to sustainable design principles and proactively responding to the climate emergency.

5.12 As set out within the Design and Access Statement, in accordance with Policy CC2 'Adapting to climate change' a number of sustainable technologies were considered, including green and blue roofs to further improve the thermal performance of the building envelope and provide SUDs. Further to extensive feasibility studies these technologies are not deemed viable options for the site. Rainwater harvesting was deemed a more viable option and will be utilised within the design.

5.13 The scheme has an ambitious sustainability strategy in which SEGRO are investing £2 million in the refurbishment, over-delivering in comparison to any other industrial unit in Camden. The scheme meets 2 of the key initiatives set out within the Climate Change Alliance Action Plan (2020-2025), through enabling electric transport within infrastructure and incentives and funding energy efficiency retrofits of old buildings.

Drainage Strategy

5.14 A Foul and Surface Water Drainage Strategy has been prepared and designed by Hydrock. The entirety of the site is at low risk of flooding from fluvial and tidal sources or from surface water flooding. As the site is less than 1 ha, in flood zone 1 and is not affected by sources of flooding other than rivers and the sea, a flood risk assessment will not be required.

5.15 Foul drainage for the refurbishment will utilise existing drainage on site with stack points reconfigured to suit the change to internal layout. This will be via conventional gravity pipe system which connects

into the existing off-site public network. The foul drainage system will be designed in accordance with the Building Regulations Approved Document H and the relevant British Standards.

5.16 Surface water run-off will be collected by way of rainwater pipes into the existing below ground surface water drainage system which will discharge to existing connection points south and east of the site. A portion of roof area will be used for rainwater harvesting, which will be used within the toilet facilities on site.

5.17 There is no increase in impermeable area due to this site being a refurbishment of an existing building with no external areas within the site boundary. Existing discharge locations are to be utilised and existing drainage to be utilised or repaired dependent on its suitability.

5.18 There being no increase in flow rates from the site it is deemed that this strategy does not adversely impact on flood risk either within the site of beyond the development boundary.

5.19 Due to the nature of the existing development and its current arrangement, the peak run-off rate for this site cannot be designed as reasonably practicable to the greenfield runoff rates and the 50% reduction would see disproportionate construction costs for a project of this size.

5.20 Any above ground storage is impractical due to the lack of external areas in site refurbishment. The roof areas will require considerable reinforcement in order to achieve load bearing capacity for storage at that level, the cost of which is considered disproportionately high on a project of this kind. Additionally works to the roof areas is to be kept to a minimum as it is advised that in order to be carried out, rail closures of London Overground route would be necessary. The current scheme includes the wide use of PV panels on the roof that would need to be reduced should rainwater require storage at roof level.

5.21 It is considered that the drainage strategy report has demonstrated that this refurbishment, while aiming to achieve a BREEAM Excellent rating, is unable to achieve a 50% betterment. However the drainage strategy is considered appropriate given the lack of external and roof areas and constraints of the site.

6. CONCLUSION

6.1 This Planning Statement has been prepared in support of a full planning application for the refurbishment of 3-6 Spring Place, Kentish Town, NW5 3BA.

6.2 The description of development is as follows:

Refurbishment of existing building including replacement roof; installation of PV panels; widening of loading doors; installation of wood cladding to parts of Grafton Road and Spring Place elevation; and installation of living wall and alteration to entrance on Grafton Road elevation.

6.3 The proposal provides an opportunity to bring a vacant site back into economic use, providing employment opportunities for local residents, as well as making sustainable and efficient use of an existing building.

6.4 The case for granting planning permission for the refurbishment of 3-6 Spring Place is compelling from an economic and environmental perspective and certainly non-complex from a planning policy perspective.

6.5 The proposed scheme can be summarised in the following benefits. The development:

- will aim to achieve BREEAM certification, targeting a minimum rating of 'Excellent' but with aspiration for 'OUTSTANDING';
- makes efficient use of land by reusing an existing building;
- will promote a sustainable workplace for future occupiers by including bike storage, shower facilities and EV charge points;
- will incorporate measures to improve site biodiversity, including the provision of an external and internal living wall;
- will include measures to reduce potable water consumption, including rainwater harvesting;
- will ensure air, noise and vibration pollution are minimised as far as possible;
- will minimise waste production during construction and maximise the proportion of waste to be diverted from landfill;

- will minimise energy demand through the specification of low U-values to reduce heat loss;
- will utilise rooftop photovoltaic panels to generate renewable electricity on site; and
- will follow the Energy Hierarchy methodology to achieve an 82% reduction in carbon dioxide emissions when compared with the PartL2A:2013 baseline.

6.6 It is clear from both the planning and technical considerations outlined within this Planning Statement that the proposed development accords with National, Regional and Local Planning Policy. Given this, alongside the economic and environmental benefits that will be delivered as a result of the refurbishment, planning permission should be granted for the site.