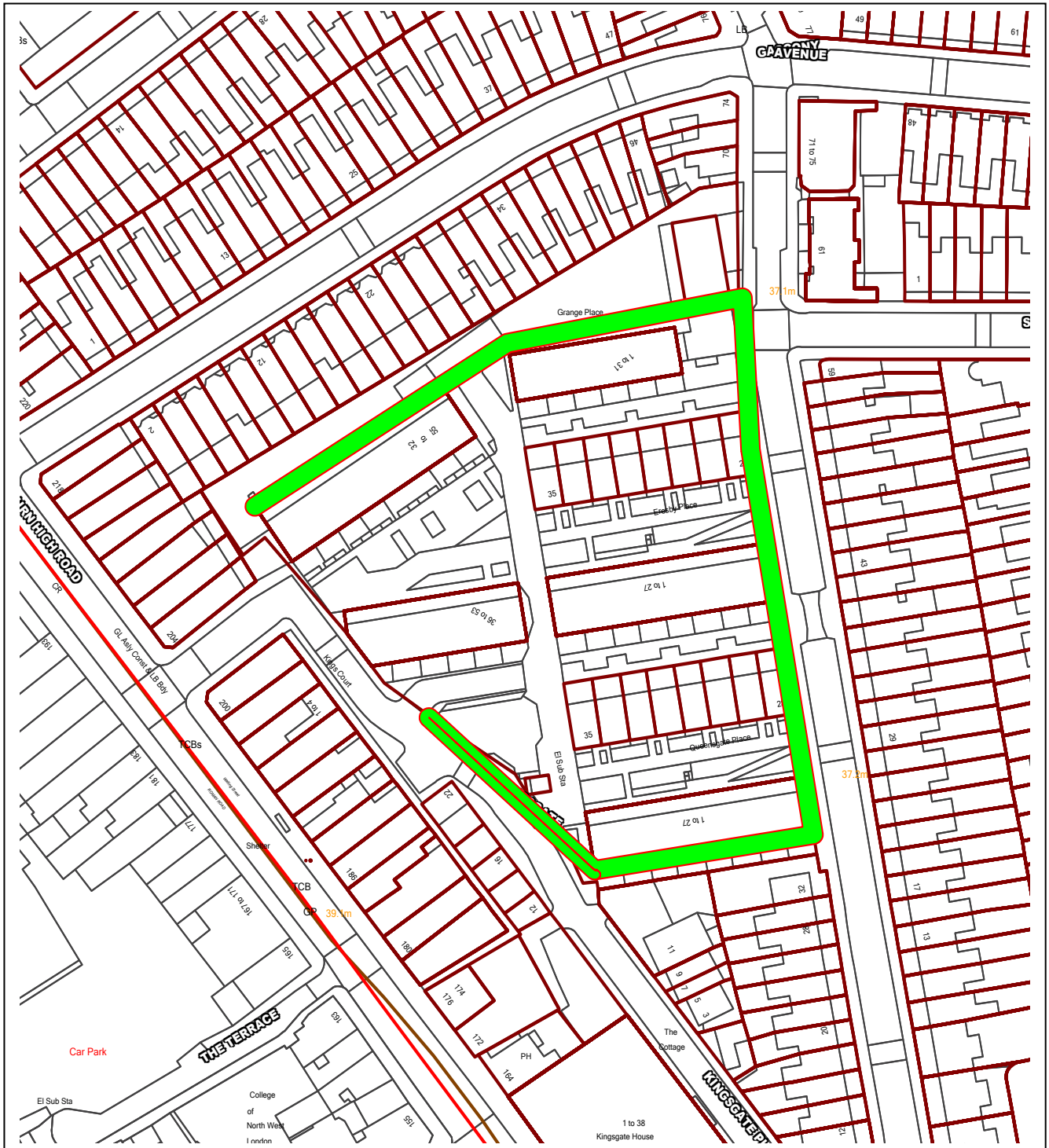


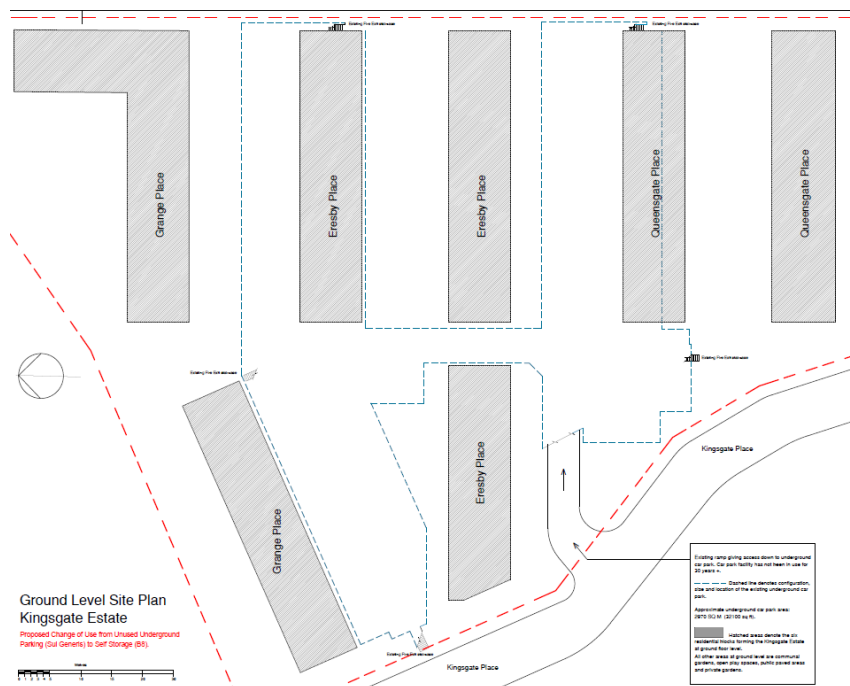
Car park under Eresby Place, Kingsgate Place, NW6 4JT (2022/3074/P)



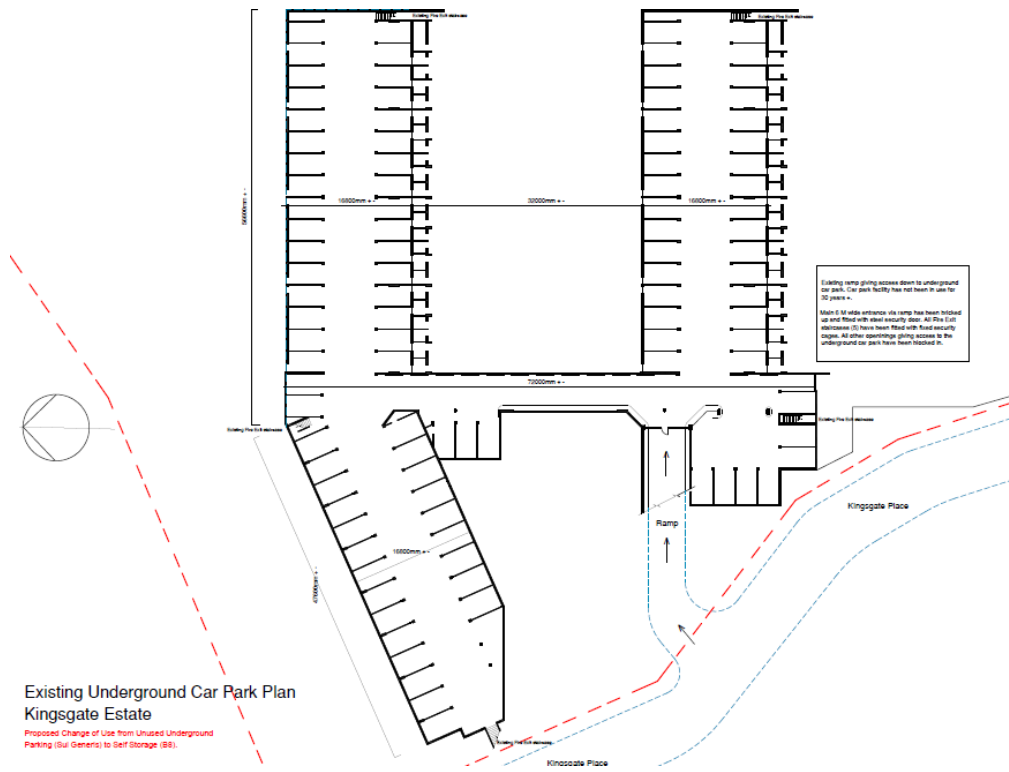
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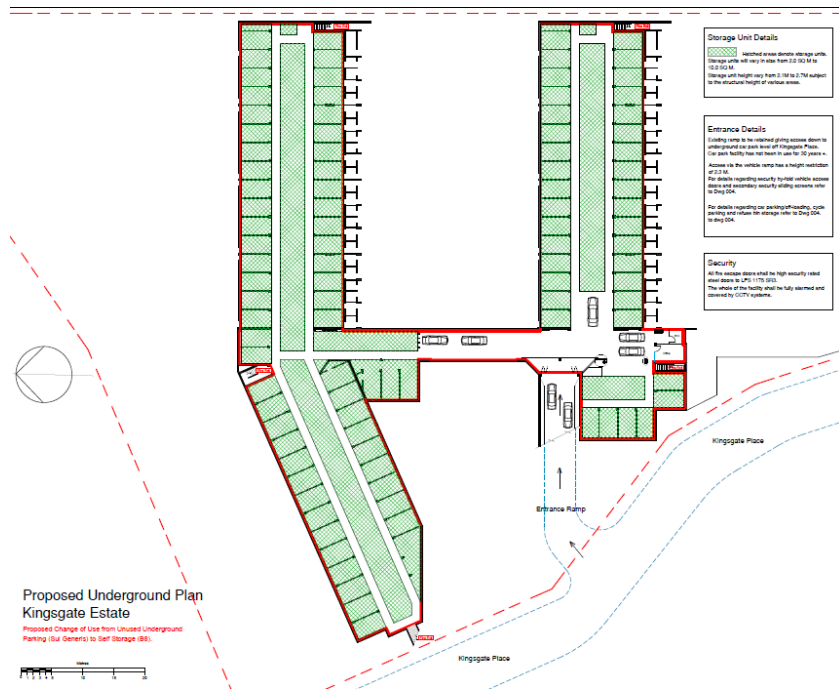
Entrance to underground carpark off Kingsgate Place



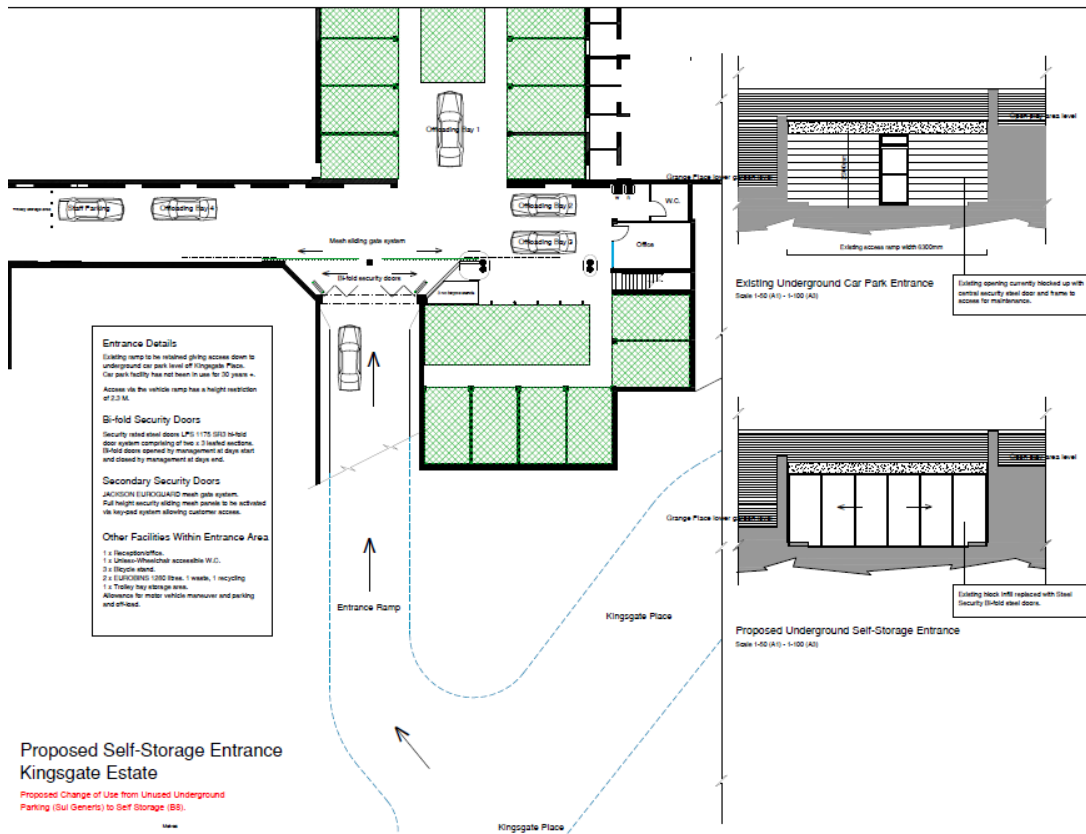
Existing site plan



Existing underground plan



Proposed underground plan



Proposed entrance

Delegated Report		Analysis sheet		Expiry Date:		14/09/2022	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		12/09/2022	
Officer				Application Number(s)			
Enya Fogarty				2022/3074/P			
Application Address				Drawing Numbers			
Car park under Eresby Place, Kingsgate Place London Camden NW6 4JT				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of Use from Car Park (Sui Generis) to Self-storage (B8).							
Recommendation:		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Three site notice(s) were displayed near to the site on the 17/08/2022 (consultation end date 12/09/2022).			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>1 objection was received from a neighbouring property and from the Kingsgate Tenants and Residents Association. Their objection can summarise as follows;</p> <ol style="list-style-type: none"> 1. Only two notices were displayed, and only in English. 2. No benefits from the scheme 3. Who will safeguard the space to ensure it's not abused by local drug addicts/prostitutes and vagrants. 4. Noise from the proposed use. 5. Start and end dates for the proposed works. 6. Confirmation on working hours and bank holidays 7. Noise during construction. 8. Confirm of vehicle access 9. Type of storage units/what will be stored 10. Risk of fire/ Hazardous objects 11. Validity of home insurance 12. Rubbish from the proposed use 13. Point of contact from Surestore? 14. Who would use the storage units? 15. Who will be monitoring these works from Camden and be our point of contact? 16. Is there a lease for the units and for how long? <p><u>Officers' response</u></p> <ol style="list-style-type: none"> 1. <i>Three site notices were displayed, 1 x in front of 22 Kingsgate Place, 1 x in front of the entrance to block 42-53 Eresby Place and 1 x in front of the entrance to block 9-27 Eresby Place. This is considered acceptable and in line with the councils Statement of Community Involvement.</i> 2. <i>The current car park is vacant and has not been in use for 38 years, therefore it is considered utilising the space will create employment opportunities and improved security through activation which are considered benefits.</i> 3. <i>This is not a planning material consideration</i> 4. <i>Please see amenity section of the report</i> 			

- | | |
|--|--|
| | <ol style="list-style-type: none">5. <i>Outside the remit of planning legislation</i>6. <i>Please see amenity section of the report</i>7. <i>Every development is accompanied by noise and disturbance from construction works but this is for a temporary period of time. Hours of construction are controlled by Environmental Health legislation.</i>8. <i>Vehicles will access through the front entrance off Kingsgate Place</i>9. <i>This is not a planning material consideration</i>10. <i>Please see paragraph 7.2 of the report</i>11. <i>Please see paragraph 7.2 of the report</i>12. <i>Please see amenity section of the report</i>13. <i>This is not a planning material consideration</i>14. <i>This is not a planning material consideration</i>15. <i>The implementation of the proposal will not be monitored by the council, if residents have concerns during the course of the works, they can contact the relevant department.</i>16. <i>This is not a planning material consideration</i> |
| | |

Site Description

The application site is located on the east side of Kingsgate Place and relates to the basement car park under Eresby Place, part of Queensgate Place and adjacent to Grange Place. The site forms part of the Kingsgate Estate which was constructed in the 1960s.

The application site is a vacant basement car park which has remained unused for over 30 years. It is understood that the car park was sealed up and ceased being used following significant issues with vandalism, anti-social behaviour and vagrancy.

The site is not located within a conservation area but within the Kilburn neighbourhood plan area. The surrounding area is predominantly residential in nature.

Relevant History

The planning history for the application site can be summarised as follows:

Kingsgate Estate

2005/2455/P-*Replacement of existing aluminium sliding windows with new timber casement windows on all elevations of all 7 blocks of flats.* Granted 16/09/2005

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A4** Noise and vibration
- **D1** Design
- **CC5** Waste
- **D2** Heritage
- **T1** Prioritising walking, cycling and public transport
- **T2** Car-free development and limiting the availability of parking.

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Transport (2021)
- CPG Employment Sites and Business Premises (2021)

Assessment

1. The proposal

- 1.1 Planning permission is sought for the change of use of the basement car park area (below Eresby Place, Grange Place and Queensgate Place) from 100 off-street car parking spaces (Sui Generis) to a self-storage facility (Class B8) with a total floorspace of 2970sqm. The self-storage facility would have approximately 350 self-storage units ranging in size from 2 sqm to 10 sqm.
- 1.2 The proposal includes the retention of 1 staff car space and 4 parking/loading bays for use by customer cars and small vans due to height restriction on the car park entrance. There would be 1 full time member of staff and 2 part time members (2 full time equivalent) employed. Opening hours are proposed are 08:00am-6:00pm Mondays to Fridays, 09:00am-5:00pm Saturday and 10:00am-4:00pm on Sundays and Bank Holidays.

2. Land use

- 2.1. The car park is vacant and has not been used for 38 years and has been subject to vandalism and anti-social behaviour as a result. The proposed use would be class B8 and it is considered that this use is most suitable for the site. Given the basement location, that the site is vacant and the context of the surrounding use, the site is unlikely to be suitable for other uses, such as residential accommodation or other business uses. Consequently, a self-storage use provides an opportunity to occupy space which may not otherwise be utilised. As a result, the proposed use is considered acceptable.

3. Design

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 3.2. The proposal would include the installation of bi-folding doors on the front entrance. The doors would measure 6m in length and 2.3 in height. The proposed doors will secure the control of access to the site and is considered acceptable in the context of the site. The doors proposed would be located within the access undercroft area at the entrance of the site and views from the public realm would be limited due to its set back location. As a result, the doors would be considered acceptable and would not result in harm.

4. Amenity

Opening house & Noise:

- 4.1 In terms of noise and disturbance, the applicant has specified that the operating hours for the self-storage facility will be 08:00am-6:00pm Mondays to Fridays, 09:00am-5:00pm Saturday and 10:00am-4:00pm on Sundays and Bank Holidays. Such hours are considered to be appropriate between the operation needs of the proposed use and the residential amenity of nearby occupiers.
- 4.2 Given the nature of the proposed storage facility use and its operating hours it is not considered in itself to give rise to any significant increases in potential loss of amenity for nearby occupiers. However, it is considered necessary and relevant to secure the proposed operating hours via a condition, in order to ensure amenity is safeguarded at these times.
- 4.3 Due to the location below ground, the proposal it would not harm the neighbour's amenity in terms of the loss of light, outlook or privacy.
- 4.4 The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4 of the Camden Local Plan 2017.

5. Transport

Car Parking

5.1 Whilst Policy T2 of the Camden Local Plan requires new development to be car free, operational parking is permitted. In terms of car parking, the facility would accommodate 1 staff space and 4 parking/loading bays for use by customer cars and small vans only due to the height restriction on the car park entrance. The development would result in a significant decrease in the number of parking spaces going from 100 to 5. This level of parking provision is considered commensurate to the proposed use and is acceptable.

5.2 Whilst the ramp is quite tight in terms of its radius on the approach to the car park entrance, it is considered unlikely that a vehicle would attempt to enter and exit at the same time. Vehicles would be able to wait at the top/bottom of the ramp whilst other vehicles approached and entered/exited.

Cycle Parking

5.3 Policy T1 of the adopted Camden local Plan requires cycle parking to be provided in accordance with the standards set out in the London Plan. A total of 3 cycle stands (6 spaces) would be provided, although no detail is shown on the submitted plans. Given that this is a self-storage facility, it is considered that very few visitors would arrive by cycle although the staff might. Details and the provision of the cycle parking would be secured by Condition. The development is thus considered to be in accordance with planning policies T1 and T2 of the Camden Local Plan.

Construction and Highways Works

5.4 The proposed refurbishment works do not require the imposition of a Construction Management Plan. It is similarly considered that a highways contribution is unnecessary for this development.

6. Waste

6.1 In terms of waste and recyclables, it is not anticipated that the proposed storage and distribution use, as proposed, would in itself generate significant requirements. The applicant has shown a dedicated area for such facilities (Two 1280litre Eurobins) located at the front entrance and will be collected on a weekly basis. Therefore, adequate provision for waste storage and collection has been included.

7. Other matters

Security

7.1 The proposed storage facility will be manned during all opening hours. The facility will have a 24-hour CCTV which will be in operation at all times. To increase security, new customers will only be able to access via a security system.

7.2 Issues such as fire control, insurance and hazardous objects are beyond the remit of planning legislation.

8 Recommendation

8.1 Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th December 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/3074/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 30 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Robert Nall Design
27 Meadow Close
Raynes Park
London
SW20 9JB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Car park under Eresby Place

**Kingsgate Place
London
Camden
NW6 4JT**

DECISION

Proposal:

Change of Use from Car Park (Sui Generis) to Self-storage (B8).

Drawing Nos: 001;002;003;004; Design and Access statement dated July 2022

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans;

001;002;003;004; Design and Access statement dated July 2022

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 The use hereby permitted shall not be carried out outside the following times:
08:00am-6:00pm Mondays to Fridays, 09:00am-5:00pm Saturday and 10:00am-4:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the development hereby permitted, details of the provision to be made for cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site, to promote sustainable modes of transport, and so safeguard the visual amenity of the area in accordance with policies A1 and T1 of the Camden Local Plan 2017.

Informative(s):

- 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 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.
- 3 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)

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.

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

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION