

Application ref: 2022/1279/P
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Date: 20 January 2023

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

Phone: 020 7974 4444

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

Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
3 - 6 Spring Place
London
NW5 3BA

Proposal:

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

Drawing Nos: 130000-A, 130100, 130101, 130200, 130300, 131102, 131101-B, 131200-B, 131301-B, 131200-B, 131301-B, Design and Access Statement, 194587-10/AT/R01, 194587-10/AT/R02, BREEAM Assessment May 2020, Energy and Sustainability Statement, Planning Statement March 2022, Meristem Design Live Planting Rails (LPR) System, Living Wall Maintenance Plan Guide 1, Exterior Plant List, 2 Stratford Studios Maintenance Plan.

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 and documents: 130000-A, 130100, 130101, 130200, 130300, 131102, 131101-B, 131200-B, 131301-B, 131200-B, 131301-B, Design and Access Statement, 194587-10/AT/R01, 194587-10/AT/R02, BREEAM Assessment May 2020, Energy and Sustainability Statement, Planning Statement March 2022, Meristem Design Live Planting Rails (LPR) System, Living Wall Maintenance Plan Guide 1, Exterior Plant List, 2 Stratford Studios Maintenance Plan.

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

- 3 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The living wall in the area indicated on the approved elevations shall be fully provided in accordance with the approved details prior to the completion of the development and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

A previous application ref 2020/5913/P was refused on 10/12/2021 for the change of use from industrial (Class B2) to flexible industrial (Class B2)/ storage or distribution (Class B8)/ light industrial (Class E), plus refurbishment of the existing building including replacement roof, installation of PV panels, installation of wood cladding to parts of Grafton Road and Spring Place elevation, installation of living wall and alteration to entrance on Grafton Road elevation, and widening and reconfiguration of loading doors onto Spring Place.

This application was refused principally due to pressure on the local road network, to the detriment of pedestrian safety and residential amenities. The external alterations and energy efficiency measures were considered acceptable as part of that assessment.

There is no change of use proposed as part of this new application. Any

material change in use of the site would require planning permission and would be assessed on its own merits. The proposed development involves the refurbishment of the existing building including the replacement of the roof. The following alterations are also sought:

- installation of PV panels at roof level;
- installation of wood cladding to parts of the Grafton Road and Spring Place elevation;
- installation of a living wall and alterations to the entrance on the Grafton Road elevation;
- alterations to loading doors on the Spring Place elevation.

The proposal involves reconfiguring and widening the existing loading doors, to allow all servicing to be undertaken off-street. The 3 existing loading doors at the southern end of the Spring Place elevation would be replaced by 2 wider loading doors, which will be 10m in width. The existing loading door to the northern end of the Spring Place elevation would also be widened to 6.4m. The proposed changes would result in the loss of four Crittall windows and the character of the front elevation would be diminished somewhat.

The proposals also involve the refurbishment of the existing building including the renewal of the remaining Crittall windows (updated to improve thermal performance) and the retention of profiled horizontal bands beneath the roofline. The frontage to Spring Place would be refurbished in white render. It is proposed to add two vertical signage zones at either end of the building.

A similar principle of the refurbishment of the existing building is used on the Grafton Rd frontage with the addition of vertical panels of green walls and profiled timber.

In summary, the retention of the existing building is welcomed as this supports the building's contribution to the history and mixed-use character of the area. Retention, refurbishment and adaption of the existing building is also in accordance with London Plan Policy D3 and follows the principles of the circular economy. The diminution of the character of the front elevation is balanced against achieving this reuse which is a positive benefit. The alterations will not harm the character and appearance of the host building and streetscene.

The alterations to the building would not harm neighbouring residential amenities. In terms of the impacts of construction, the scale of development would not necessitate the requirement for a construction management plan.

- 2 The proposals achieve an overall reduction in carbon emissions of 82.7% with 30.8% through energy efficiency and 75% from onsite renewables. The BREEAM pre-assessment indicates an "Excellent" rating for Refurbishment and Fit Out with an overall score of 78.9% and 66% in energy, 75% in water and 78% in materials which meets the requirements.

An external living wall is proposed which is acceptable in detail and welcomed; it will be secured via a condition. The existing building would be made more energy efficient with good wall insulation and double glazing, airtightness of 5

m3/h/m2 or below and efficient lighting. Heating and hot water are through efficient gas boilers. Solar PV panels covering 222.7sqm are proposed in several arrays on 3 roof elements. The above energy and sustainability requirements are not required under Local Plan Policy as this is an application for minor alterations; however these sustainability enhancements are welcomed.

A consequence of the access reconfiguration is that the footway crossovers no longer line up with the entry points and some adjustment works will be necessary. A highways estimate will be produced by the Council's highways engineers and secured by S106 legal agreement.

No objections have been received prior to making this decision. Two comments/supports were received. These and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC1, CC2, CC3 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2013. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 4 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.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer