

Application ref: 2021/4606/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 31 March 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/planning

A A B Architects
Studio 35 Bickerton House
25 Bickerton Road
London
N19 5JT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**2 Prince Of Wales Road
London
NW5 3LQ**

Proposal:

Change of use from Class E for use as the Camden Community Law Centre, to Sui Generis mixed-use as a neighbourhood centre. Increased usable floor area within the building envelope at 1st floor level. Alterations to external elevations to improve natural lighting and to allow for mechanical ventilation to community kitchen. Alterations to pavement at existing entrance on Grafton Yard to improve access, with external canopy. Alterations to doorway of the Prince of Wales Road entrance.

Drawing Nos: 380_PL_0_01, 380_PL_0_10, 380_PL_0_20, 380_PL_0_30, 380_PL_0_31, 380_PL_1_10 (Rev C), 380_PL_2_10 (Rev C), 380_PL_3_01 (Rev D), 380_PL_3_02 (Rev B), 380_PL_0_1250 (Rev A) and Design and Access Statement (September 2021)

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 380_PL_0_01, 380_PL_0_10, 380_PL_0_20, 380_PL_0_30, 380_PL_0_31, 380_PL_1_10 (Rev C), 380_PL_2_10 (Rev C), 380_PL_3_01 (Rev D), 380_PL_3_02 (Rev B), 380_PL_0_1250 (Rev A) and Design and Access Statement (September 2021)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times

Monday to Friday:

Start Time - 08:00am

End Time - 20:00pm

Saturdays:

Start Time - 10:00am

End Time - 17:00pm

Sundays and Bank Holidays:

Closed

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first occupation, cycle parking for 2 long stay spaces shall be installed in accordance with drawing no. 380_PL_2_10 (Rev C), and shall be retained and maintained as such permanently.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2.

- 6 ** Car free

Prior to first occupation of the development hereby approved, the landowner would ensure through agreement that the occupiers of the premises are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay, shall not be able to buy a contract permanently to park within any car park owned, controlled or

licensed by the Council (with the exception of the carpark hereby approved) and nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies T1 and T2 of the London Borough of Camden 2017 Local Plan.

7 ** Highways Contribution

On or prior to Implementation, confirmation that the necessary measures for the provision of highways, pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies T1, T2, T3 and C6 of the 2017 Camden Local Plan.

8 ** Highways, pedestrian, cycle and environmental improvements contribution

On or prior to Implementation, confirmation that the necessary measures for the provision of 4 short stay cycle parking spaces on the pavement as shown in plan ref. 380_PL_2_10 (Rev C), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies T1, T2, T3 and C6 of the 2017 Camden Local Plan.

9 In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy DM1 of the Camden Local Plan 2017.

Informative(s):

1 Conditions marked with **

The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information. If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council

disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

2 Reasons for granting permission.

The application will change the use of 2 Prince of Wales Road site from Class E to mixed use (Sui Generis) which will include a community kitchen and neighbourhood hub with co-working space, meeting rooms and WC's. In terms of the change of use, this was previously the Camden Community Law Centre and contained a public waiting area, meeting areas and office space. The Law Centre is moving to a smaller space as the current space is considered unsuitable for the use. The Camden Community Law Centre will still remain within the borough of Camden and therefore the services will still be retained for residents. Whilst the use is changing to Sui Generis, the nature of the use is staying relatively similar as it is providing a similar community, front faced service and will remain an asset that residents can utilise. The internal layout provides sufficient light for this community use.

On the front elevation at ground floor a window will be inserted within the same opening as the original blocked up window replacing the non-historic windows. The entrance door will be replaced with a more sympathetic design. The façade alterations reduce the horizontal lines and restore the pilasters to the Prince of Wales Road elevation which is welcomed. On the Grafton Yard elevation, the side entrance will be replaced with a winder sliding door and window to improve accessibility and two existing ground floor windows will be replaced with doors. These alterations remain sympathetic in character to this elevation and retain the original arrangement in some form. The Council's Conservation team raised no objection. Overall the development in terms of its scale, detailed design and siting is appropriate and does not harm the character and appearance of the host property or streetscene.

In terms of amenity the use is not considered to create additional noise impacts given its similar nature to the existing use and its opening hours are restricted by condition. The proposed external alterations given their minor nature and siting are not considered to have a harmful impact on neighbouring amenity in terms of loss of light, outlook or privacy.

4 short stay cycle spaces are proposed on Prince of Wales Road and Grafton Yard and two long stay spaces within the building at ground floor which are acceptable. The footway will be reprofiled instead of constructing a ramp on Grafton Yard to provide level access to the centre. The Transport team confirmed that no stopping up order is required for this. The long stay cycle parking installation will be secured by condition. The highways contribution (£8,000) and provision of the short stay cycle parking (£1,020) will be secured by a shadow legal agreement.

The development is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act

1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C2, C6, D1, D2, D3, E1, E2, TC2, TC4, T1 T2, T3 and DM1 of the Camden Local Plan 2017 and policies SW1 and D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

- 4 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).
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 7 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.

- 8 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.
- 9 You are reminded that this application does not grant permission for the proposed projecting sign and separate advertisement consent application should be applied for.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer