

Application ref: 2022/4536/P
Contact: Ewan Campbell
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Date: 15 March 2023

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

AAB architects
Studio 39 Bickerton House
25 Bickerton Road
London
N19 5JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
2 Prince Of Wales Road
London
Camden
NW5 3LQ

Proposal:

Variation of condition 2 (Approved Plans) of planning permission 2021/4606/P dated 31/03/2022 for '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.' Changes include two louvred openings, introduction of more louvres, two roof mounted turrets, rendered panel for plant and vent grilles.

Drawing Nos: Superseded Plans: 380_ 380_PL_2_10-C, 380_PL_3_02-B,
380_PL_3_03-C

Proposed Plans: 380_PL_0_32, 380_PL_1_11-A, 380_PL_2_10 (Rev D),
380_PL_3_02 (Rev D), 380_PL_03 (Rev C),

Supporting Documents: Plant Noise Egress Report 26/01/2023 (Rev C) and Design and Access Statement (September)

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

Superseded Plans: 380_ 380_PL_2_10-C, 380_PL_3_02-B, 380_PL_3_03-C

Proposed Plans: 380_PL_0_32, 380_PL_1_11-A, 380_PL_2_10 (Rev D), 380_PL_3_02 (Rev D), 380_PL_03 (Rev C),

Supporting Documents: Plant Noise Egress Report 26/01/2023 (Rev C) and Design and Access Statement (September)

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.

- 10 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 11 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed amendments include the introduction of two ventilation turrets to the western side of the building and multiple ventilation grilles along the west of the Grafton Yard elevation. The change of use, proposed window, mechanical ventilation, pavement alterations, access and door way improvements and internal alterations have all been approved under 2021/4606/P on the 31/03/2022.

Revisions have been sought to reduce the scale of the ventilation grilles as much as possible on the Grafton Yard elevation. Due to ventilation specifications and limitations within the building, the proposed turrets cannot be altered in position or size.

In terms of design, the inclusion of grilles along the Grafton Yard elevation are sympathetic in scale and appropriately placed meaning that whilst there are multiple grilles being introduced as part of the scheme they do not adversely impact the character of the building or area.

The proposed turrets, whilst located on the roof top, will only really be visible from Grafton Yard and in glimpses from Prince of Wales Road. In relation to their form, these are roof top equipment and due to the size and nature of the building do not seem incongruous in relation to their appearance and the host

building. Therefore, these elements are considered acceptable. 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. Upon consultation with the Council's Environmental Health team, the noise egress report is considered acceptable and noise conditions will be placed on the application. 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.

No objections have been received prior to making this decision. The planning history of the site has been 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.

2 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.

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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer