

Application ref: 2023/1952/P
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Date: 20 October 2023

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Planning Potential Ltd.
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Former Wc At Junction With Camden Road
Royal College Street
London
NW1 9NL

Proposal:

Details required by condition 4 (waste management) and condition 5 (operational management) of planning permission 2018/0755/P dated 14 January 2020 (for the change of use of vacant underground public lavatories (Sui Generis) to drinking establishment (Class A4))

Drawing Nos: Site Location Plan, Operational Management Plan and Waste Management Plan (revised), email note from agent dated 2nd October 2023.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting consent:

Condition 4 of 2018/0755/P dated 14/01/2023 requires the submission of a waste management plan (WMP). The WMP submitted with this application states that waste will be stored internally and brought out for collection directly outside of the premises on collection days. Collections will be commercially

managed and made after 11pm Wednesday to Sunday. Bags will not be left on the street but brought out when commercial waste operatives are ready. Recycling will be appropriately separated. This arrangement is considered acceptable as it reflects waste collection arrangements for similar commercial activities.

Condition 5 of the same application requires the submission of an operational management plan (OMP), to include details of controlling patron ingress/egress to the venue and smoking area, avoidance of unnecessary noise and information on door staff management. Appropriate information is included within the OMP submitted with this application. Door staff would only be needed during particularly busy periods as the premises is small and does not open very late (not beyond 11.30pm most days, and 00.30am Friday and Saturday nights). Smoking would be permitted in a designated area away from Royal College Street for safety reasons. Drinks will not be permitted outside, and users will be advised through signage to remain quiet to protect residential amenity. Bar staff would monitor external drinking (so it is avoided) and smoking normally. Door staff would do this when employed. Wall mounted ash trays would reduce littering.

The Council's Environmental Health Officer has raised no objections to the submitted documents. The Metropolitan Police and the Council's Community Safety Officers have made some recommendations that have been taken into account by the applicant and adequate responses have been included within the amended OMP, including a commitment to signing up to the Council's 'Ask for Angela' scheme.

Overall, the submitted details and samples are therefore considered acceptable and would safeguard local and public amenity/safety, commercial frontages and the public realm, and would constitute appropriate waste management arrangements.

The full impact of the proposals has already been considered during the determination of the original application. As such, the submitted details are in general accordance with the requirements of policies A1, A4, TC2, C5 and CC5 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 14/01/2020 ref. 2018/0755/P which need details to be submitted, have been approved.

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 2023.

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 centered on the page.

Daniel Pope
Chief Planning Officer