

Application ref: 2024/3485/P
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Date: 19 December 2024

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Rich White
Railway Arches, Arch 87
Randolph Street
London
NW1 0SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Werewolf Beer Ltd
Arch 87
Randolph Street
London
NW1 0SR

Proposal:

Continued use of the Railway Arch 87 on Randolph Street as a micro-brewery and taproom (sui-generis use).

Drawing Nos:

7876177 Rev A; Site layout; Supporting Statement; Operational Management 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 shall be carried out in accordance with the following approved plans:

7876177 Rev A; Site layout; Supporting Statement; Operational Management Plan.

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

- 2 The brewery and production use hereby permitted shall not be carried out outside the following times: 09:00 - 17:00 Monday to Friday.

The taproom use hereby permitted shall not be carried out outside the following times: 16:00 to 21:00 on Wednesdays to Fridays, 12:00 to 21:00 on Saturdays and 14:00 to 21:00 on Sundays.

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

- 3 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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

- 4 The number of persons consuming alcohol on the premises shall be no more than 50 at any one time.

Reason: In order to protect the business and employment function of the site and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies E2, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is located within Railway Arch 87 adjacent to Randolph Street. The application seeks permission for the continued use of the site as a micro-brewery and tap room (sui-generis use) which is currently operating without planning permission since May 2021. The previous lawful use of the site is unknown, however based on the planning history it is likely that the established and lawful use of the property is either as a general industrial use (under Class B2), or as a light industrial use (under what is now Class E). The property was rated as a "workshop" for business rates purposes which supports this.

The brewery operates from 09.00 to 17.00 Monday to Friday and is a small operation, producing approximately 200 barrels per year. The taproom is open from 16.00 to 21.00 on Wednesdays to Fridays, 12.00 to 21.00 on Saturdays and 14.00 to 21.00 on Sundays. The taproom can accommodate up to 50 patrons, with most of the seating provided in under cover areas. No deliveries, loading or parking occurs on site. Deliveries of bulk/ pallets occur up to four times a month via a lorry and the products are brought onto the site via personnel during normal business hours. Normal deliveries and collections occur approximately 1-5 times per week during regular business hours. Bagged rubbish and recycling, and spent brewing grains, are each collected once a week by private collection companies.

The proposed use would retain an industrial function at the site which is consistent with the predominant use within the arches and is considered to accord with the policy intentions of policy E2 which seeks to protect business sites and industrial premises. As such, the proposal is considered acceptable in land use terms.

A canopy has been constructed with timber and a corrugated roof over the outdoor seating area to provide cover for patrons visiting the taproom. This is significantly setback from Randolph Street and does not appear as an incongruous addition to the site. No other external alterations have occurred to the Railway Arch to convert the property into the brewery/taproom use. The taproom utilises moveable outdoor furniture, however no permanent structures have been erected. As such, the proposal would preserve the character and appearance of the site and the Camden Broadway Conservation Area.

Given the location of the site within the railway arch, the proposal would not impact neighbouring amenity by way of loss of daylight/sunlight, privacy or outlook. The principal impact on neighbouring amenity would be from noise and disturbance. The site is flanked on one side almost completely by an office block that closes, with residential properties located at the far end of the site. It is noted that this is already a noisy environment due to the nearby trainline and other industrial businesses within the area. The proposal does not include the installation of any external plant or machinery; therefore, the primary noise and disturbance impacts would be from the operation of the brewery, patrons visiting the taprooms and deliveries. An Operational Management Plan has been submitted which details how the brewery and taprooms are currently managed. Council's Environmental Health Officer has confirmed that no complaints have been received from neighbouring residents since the operation begun at the site and considers the procedures set out within the management plan are suitable for the continued operation of the site. As such, conditions have been imposed to ensure that operations are carried out in accordance with this management plan, including limiting the hours of operation and maximum number of occupants.

- 2 No responses were received prior to determination and the site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Broadway Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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 above the typed name and title.

Daniel Pope
Chief Planning Officer