

Officer: Jenny Reid

Application Number: PE9900826

Address: Suffolk Wharf, Jamestown Road N1
287-289 Camden High Street, NW1

Proposal: Variation of condition 09 of the planning permission dated 15.3.1999 (Registered No PE9700702R3) for the redevelopment of the eastern part of the site by the erection of a four-storey building for mixed A1, A3 and B1 uses to permit opening times of 8.00 to 00.45 hours on Mondays to Saturdays and 8.00 to 00.15 hours on Sundays.

Drawing Numbers: Site plan (extract from 100B)

RECOMMENDATION SUMMARY: FPC

Application Number: PE9900827 (duplicate)

Address: Suffolk Wharf, Jamestown Road N1
287-289 Camden High Street, NW1

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RECOMMENDATION SUMMARY: FPC

OFFICER'S REPORT:

1. **SITE**

- 1.1. This site is located on the south side of Regent's Canal opposite Camden Lock; the application site, which has planning permission for redevelopment to provide a mixed-use building comprising B1, A1 and A3 uses fronts on to the Regent's Canal. The western part of the site has permission for redevelopment to provide a five-storey hotel. The two parts of the site are separated by a service road/pedestrian access.

- 1.2. The site is in the Regent's Canal Conservation Area, and Regent's Canal Area of Special Character. It is close to Camden Town and Primrose Hill Conservation Areas, and the eastern part of it is in the Camden Town Major Shopping Centre.
- 1.3 The eastern part of the Suffolk Wharf site does not front directly on to Jamestown Road but is separated from it by the TDI building. The main elevation of the building that includes A3 uses faces the canal, and a shorter elevation fronts on to Camden High Street. Jamestown Rd has mixed uses: to the west of Arlington Rd it is predominantly residential but, to the east, it has a more commercial character. The Glass House at Nos 3-29 has a restaurant of the ground floor with residential accommodation above.
- 1.4 The restaurant accommodation is on the ground floor of the commercial building on the eastern part of the site; there is B1 space above. There is no residential accommodation in the building. The nearest residential accommodation is the upper floors of the adjoining buildings in Camden High St and in Gilbey House at 38 Jamestown Rd.
- 1.5 The permitted development would provide 1374 sq m of A3 floorspace. As the building is to be sold on, the applicant is unable to say how this space would be subdivided.

2 PROPOSAL

- 2.2 Variation of condition 09 of the planning permission dated 15.3.1999 (Registered No PE9700702R3) for the redevelopment of the eastern part of the site by the erection of a four-storey building for mixed A1, A3 and B1 uses to permit opening times of 8.00 to 00.45 hours on Mondays to Saturdays and 8.00 to 00.15 hours on Sundays.
- 2.3 Condition 09 of the extant permission restricts the restaurant uses to 8.00 to 24.00 hours daily. The applicants intend to be on site early in 2000 and are currently going out to tender for the redevelopment. They wish to extend the opening hours so that their tenants can obtain supper hours certificates similar to other establishments in the vicinity. The intention is that the serving times remain as approved, but that additional time is allowed for eating and drinking up, followed by time for staff to clear up.

3 RELEVANT HISTORY

On 15.3.1999 planning permission was granted for the redevelopment of the western part of the site by the erection of a five-storey hotel. At the same time planning permission was granted for the redevelopment of the eastern part of the site by the erection of a four-storey building to accommodate restaurant on the ground floor, retail on part of the ground and first floors, offices on the upper floors together with use of the former lock-keeper's cottage as a canal information centre. Both permissions were subject to conditions and legal agreements.

4 RELEVANT POLICIES

Borough Plan:

UD36, HG12

Draft UDP:

EN1, EN6

5 CONSULTATIONS

Conservation Area Advisory Committee

Primrose Hill CAAC: no objection.

Camden Town CAAC object: "The additional hours would not allow for the area to be clear by midnight and would thus cause inconvenience to those in the hotel complex and also residents in nearby blocks of apartments".

London Canals Committee: no objections in principle, provided adequate arrangements have been made for refuse storage away from the canal.

Metropolitan Police: no objection.

Camden Town Community Forum: no objection.

Adjoining Occupiers

Number Notified	58
Replies Received	00
Objections	11
In support	00

Two objections were received from/on behalf of residents in Camden High St. Their concerns include increased noise and traffic congestion, excessive concentration of late night venues, parking problems for residents, reduction of residential amenity and the consequent difficulty in letting premises.

Eight residents of Gilbey House objected on the grounds that Jamestown Rd is a predominantly residential street, which already suffers from excess noise (amplified by the canal). There are sufficient late-night venues in Camden Town already.

A further respondent objected to further intrusion of licensed premises into Jamestown Rd.

6.0 **ASSESSMENT**

- 6.1 Camden Town is a popular location for restaurants and night clubs. As the latter stay open well into the early hours, the presence of people on the streets late at night is already part and parcel of living in Camden Town.
- 6.2 The applicants wish their premises to be able to operate similar hours to other premises in the vicinity. They have submitted a list of 16 premises within a quarter mile radius of Suffolk Wharf that hold a Supper Hours Certificate to support their application. This includes two premises in Jamestown Road.
- 6.3 The potential for noise nuisance from A3 uses arises from two aspects: first, noise (eg of music, social behaviour) escaping from the premises themselves; and second, noise from people leaving the premises and, in some cases, getting into and setting off in cars.
- 6.4 Given the location of the application premises, the first factor is not likely to apply. However, the second factor is relevant to some extent. As the entrance(s) to the A3 unit(s) at Suffolk Wharf is/are on the canal side, it is probable that most customers would leave by walking along the canal frontage rather than taking the longer route to Jamestown Rd. Although this may result in some additional disturbance for occupiers of the upper floors along Camden High St, officers do not consider that this would be sufficient to warrant refusal, given the fact that people already walk along the High Street late at night.
- 6.5 However, some customers may head towards cars they have parked in nearby residential areas, particularly Arlington and Jamestown Roads. Given the existence of premises with Supper Hours Certificates in Jamestown Rd, it is likely that people already park here. As the A3 use is already permitted, varying the condition would not increase the number of vehicles coming into the area or traffic /parking congestion. It could, however, increase the number of people returning to their cars after midnight.
- 6.6 Condition 09 of the original permission restricted the restaurant opening hours to 08.00 to 24.00 hours daily, but did not specify clearing up time. Bearing in mind that there was little objection from adjoining residents to the principle of A3 use at the time of the original application, officers consider, on balance, that it would be unreasonable to penalise these premises in comparison to other A3 uses in the vicinity. They recognise that there could be some increase in late-night noise in the vicinity of the site, but consider that this is not unacceptable in Camden Town, which is a recognised late-night venue. They, therefore, recommend varying the condition as worded below.

7.0 LEGAL COMMENTS

8.0 RECOMMENDATION

Grant planning permission for the variation of condition 09 of the planning permission dated 15.3.1999 (Registered No PE9700702R3) for the redevelopment of the eastern part of the site by the erection of a four-storey building for mixed A1, A3 and B1 uses to permit opening times of 8.00 to 00.45 hours on Mondays to Saturdays and 8.00 to 00.15 hours on Sundays. The condition shall be worded:

No food or drink shall be consumed on the premises outside the hours of 8.00 to 00.30 hours on Mondays to Saturdays and 8.00 to 00.00 hours on Sundays or Bank Holidays. No customers or members of staff shall be on the premises outside the hours of 8.00 to 00.45 on Mondays to Saturdays and 00.15 on Sundays.