

PLANNING STATEMENT

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1. INTRODUCTION

(i) Description of the proposal

1.1 The planning and listed building consent applications comprise:

“Rear extension from the first to third floors within a recess to accommodate a lift shaft together with the rerouting of the kitchen ducts and extension of existing window openings at second and third floor levels to form new fire escape access to facilitate internal alterations in conjunction with the use of the upper floors as guest accommodation (Use Class A4)”

(ii) Background to the proposal

1.2 The Assembly Public House, No's 292 – 294 Kentish Town Road, comprises an operational public house, owned and managed by Greene King, with tradable floor space located at ground floor level. The basement is used as a storage and cellar facility with a trade kitchen serving the ground floor via a hoist. There is an ancillary office at first floor level, ancillary staff accommodation and a disused functions room. The second and third floors also comprise staff accommodation.

1.3 The property is a Grade II Listed Building. The listing description (1985) highlights the French Chateau style of the building and an interior that *“retains original mahogany fittings, French embossed and brilliant cut glass and mirrors; with elaborately moulded plaster ceiling in Jacobean style”*.

1.4 Greene King runs over 2,000 managed and tenanted pubs, restaurants and hotels across the United Kingdom. Greene King play an important role in communities across the UK through working with residents to ensure their reputation as a good business is matched by their respectability as a good corporate citizen.

1.5 Greene King is seeking to maximise the potential of the public house and proposes to revitalise the ancillary areas at first, second and third floor levels by converting this space into seven guest rooms.

1.6 The proposed small rear extension has been designed with consideration of scale, bulk and materials. It will fit seamlessly into the recess at the rear of the property and will not project above the height of the existing building.

1.7 The proposed conversion of part of the first floor, second and third floors of this operating public house to guest accommodation represents a positive enhancement of the site, helping meet a known requirement for visitor accommodation in the locality and the wider London context, in a sensitive manner, appropriate to the special interest of the building.

1.8 The conversion of the underused ancillary space to an operational use also improves the functionality and safeguards the viability of the public house as a community use within this area.

(iii) Environmental Assessment and sustainability

1.9 The scheme is not considered to fall within any schedule of relevant Environmental Impact Assessment regulations nor, by reason of any potential

increase in impacts or significance of environmental effect, to warrant such assessment.

- 1.8 Notwithstanding this, appropriate considerations have been taken into account in respect to the site's suitability for residential development. The scheme looks to optimise the delivery of sustainable objectives. The elements are detailed in the relevant section of the Design & Access Statement.

(iv) Supporting documentation

- 1.9 In addition to this Planning Statement, the applications are supported by:

- Scheme drawings, prepared by ADS Design.
- Design & Access Statement prepared by ADS Design.
- Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd.
- Acoustic Report prepared by ACCON UK.

2 CONTEXT

(i) The location

- 2.1 The site is located on the junction of Kentish Town Road (A400) and Leighton Road immediately to the north of Kentish Town Railway Station (London Underground – Northern Line and Capital Connect). This station provides excellent access to Central London as well as to, inter alia, Luton and Gatwick Airports.
- 2.2 The Assembly House is a prominent building situated in the south west corner of a block bounded by Leighton Road (to the south), Levrton Street (to the east), Levrton Place (to the north) and Kentish Town Road (to the west).
- 2.3 The immediate surrounding area comprises of a mix of uses including two restaurants/takeaways to the north (Mama Mia Sandwich Bar at No.296 and Kentish NW5 Canteen at No's 298 - 302) and residential properties adjoining to the east and north east fronting Leighton Road and Levrton Street.
- 2.4 The site is located within the Kentish Town Conservation Area. The Council's Kentish Town Conservation Area Appraisal and Management Strategy (Feb 2011) refers to The Assembly Public House as a "local landmark".
- 2.5 The site is also identified as being within the Core Retail Frontage of Kentish Town as defined in the Council's Planning Guidance (CPG5 – Sept 2013). However, the main town centre lies to the south of Kentish Town Railway Station.
- 2.6 In addition to Kentish Town Railway Station, the site is served by five bus routes (No's. 134, 214, 393, C2 and N20). The site is very well connected to public transport, with a PTAL rating of 6b ("Excellent").

(ii) The site

- 2.7 The application site is a four storey (plus basement) Grade II Listed building dating from 1898. It operates as public house with tradable floor space at ground floor level and ancillary space at basement, first, second and third floor.

- 2.8 The ancillary space at basement level is primarily used for storage and a cellar facility with a trade kitchen serving the ground floor via a hoist. The ground floor comprises the bar area, with the upper floors comprising ancillary staff accommodation areas.
- 2.9 The building has experienced numerous alterations over the years in order to meet present-day standards for a public house, however, many principal features remain in the building including original mahogany fittings, French embossed and brilliant-cut glass and mirrors.
- 2.10 A detailed assessment of the building's significance and the impact of the proposals has been undertaken by Stephen Levrant Heritage Architecture Ltd and is submitted with the application documentation.

(iii) Planning history

- 2.11 A number of alterations and modifications to the building have been approved over the years:
- 2003: Application no: 2003/2823/L - Installation of micro service lift from existing cellar to ground floor kitchen and formation of kitchen in cellar.
 - 2010: Application no: 2010/5659/P - External alterations public house including the installation of 4 new air conditioning units and associated works to the rear flat roof (Class A4).
 - 2010: Application no: 2010/6397/L - Internal additions and alterations to include the relocation of existing radiators and installation of stud partition wall at first floor level and formation of new kitchen and new door opening and door at second floor level to existing pub (Class A4).
 - 2011: Application no: 2011/0027/L - Internal alterations including the relocation of ground floor wash room facilities and construction of cold room at basement level with new access stairs and an enlarged trading area to the ground floor of public house (Class A4).
 - 2011: Application no: 2011/0294/L - External and internal alterations public house including the installation of 4 new air conditioning units and associated works to the rear flat roof (Class A4).

(iv) The existing use of the property

- 2.12 The property has historically been used as a public house with ancillary uses. It is the applicant's intention for this use to be continued and revitalised by converting the ancillary spaces on the upper floors into guest accommodation. It is proposed to install a lift from first to third floors, which necessitates a small rear extension.

3 DEVELOPMENT PROPOSAL

- 3.1 The proposal is to provide a small rear extension from the first to third floors within a recess to accommodate a lift shaft to facilitate internal alterations in conjunction with the use of part of the upper floors as guest accommodation (seven rooms), in conjunction with the retention of public house at ground floor.
- 3.2 There will be no loss of public house trading area and the hours of operation of the public house will not change.

- 3.3 No changes are proposed to the basement, and at ground floor level, the only proposed change is the removal of a door and it's boarding up to provide fire separation. The trading area will remain unchanged.
- 3.4 At first floor level, the principal room (function room) will not be affected by the proposals. Alterations at this level include the removal of doors, walls, and kitchen and bathroom fittings.
- 3.5 The proposed rear extension will be within a recess from first to third floor levels to accommodate a lift shaft. The existing kitchen ducts are to be rerouted and existing window openings at second and third floor levels are to be extended to form new fire escape access as shown on drawing no.026/D.
- 3.6 The second floor (currently used as ancillary staff accommodation) will be reorganised to provide manager's accommodation and two guest rooms. The third floor will provide three further guest rooms with minor internal alterations proposed to improve the layout of the floor. Two new compressors for air conditioning units serving the proposed guest rooms are proposed to be located on the roof. Existing compressors currently on the roof will be relocated to make room for the proposed fire escape.
- 3.7 No other extensions or external alterations to the building are proposed.
- 3.8 Primary access to the guest accommodation will be via the main public house entrance. The guest rooms will be managed and operated by existing staff with the "check-in" at the bar.
- 3.9 When the pub is closed for trading, access to the guest rooms will be through a separate secondary access. Appropriate security measures will be introduced to this access to ensure the safety of all guests.
- 3.10 It is proposed that the manager of the public house will live-in to provide 24-hour support to staying guests.
- 3.11 It is anticipated that the majority of guests will arrive by public transport and the website will direct guests to the excellent local public transport links at Kentish Town Train Station. There is no on-site car park.
- 3.12 Due to the small scale of the number of guest rooms above the public house it is anticipated that all deliveries (laundry and linen) will be incorporated within the existing delivery regime, to ensure that there is no adverse effect on the surrounding location.

4 PLANNING POLICY ASSESSMENT

- 4.1 The starting point for the determination of any planning application is the adopted Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 state that planning applications should be determined in accordance with the relevant policies of the adopted Development Plan unless these are material planning considerations which indicate otherwise.
- 4.2 Following the publication of the National Planning Policy Framework ("the Framework") on 27 March 2012 planning authorities with adopted plans or plans

in preparation need to consider which, if any, parts of those plans need updating.

- 4.3 The Framework is a material consideration (Annexe 1 paragraph 208 and 212) and states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (paragraph 15). Where there is more than limited conflict, less weight should be accorded to the plan policy (paragraph 215).
- 4.4 In determining planning applications in conservation areas, local planning authorities should have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area (s71 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
- 4.5 The Development Plan comprises the London Plan (2011) and the Revised Early Minor Alterations (REMA) published by the Mayor on 11 October 2013. The REMA are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the development plan for Greater London. On 15 January 2014 the Mayor's Draft Further Alterations to the London Plan (FALP) were published for a 12-week period of public consultation (until 12 April 2014). At the local level, the development plan comprises Camden's Local Development Framework (adopted in November 2010), which comprises the Core Strategy and Development Policies.
- 4.6 Policy LU1 on the UDP (2006) - Schedule of Land Use Proposals – has been saved as part of Camden's Development Plan, until the site allocations document is adopted. Material considerations include the National Planning Policy Framework (2012) and the Planning Practice Guidance (March 2014), and adopted Supplementary Planning Documents produced by the Council.
- 4.7 The Assembly House is located within the designated area of the "Kentish Town Neighbourhood Area". Camden Council approved this designation on 10th April 2013 and the Neighbourhood Forum is in the process of producing a Neighbourhood Plan for Kentish Town which, together with the adopted planning policy documents for Camden Council, will form the basis for determining planning applications.
- 4.8 The key planning policy considerations will address:
 - (i) The overall approach to the development proposal
 - (ii) Development of a heritage asset
 - (iii) The future operation of the public house
 - (iv) Design and amenity
- 4.9 These considerations are addressed in turn.
 - (i) The overall approach to the development proposal.
- 4.10 The National Planning Policy Framework ("the Framework") sets out the Government's planning policies for England and is the most relevant and up-to-date advice on how the planning system should respond to development proposals.

4.11 At the heart of the Framework is a presumption in favour of sustainable development (paragraph 14).

4.12 Paragraph 17 sets out 12 core land use planning principles, which should underpin decision-making. These principles include, inter alia, that planning should:

- *“Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places;*
- *Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area;*
- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *Encourage the effective use of land by reusing land that has been previously developed (brownfield land), providing it is not of high environmental value.”*

4.13 With regard to decision-making, the Framework states that local planning authorities should approach it *“in a positive way to foster the delivery of sustainable development”* (paragraph 186) and *“look for solutions rather than problems, and... seek to approve applications for sustainable development where possible”* (paragraph 187).

4.14 The Framework re-states the importance of re-using previously developed land:

“Planning policies and decision should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value” (paragraph 111).

4.15 This emphasis is also reflected in London Plan Policy 2.8, which seeks to integrate land use and transport planning *“to ensure the use of vacant and under-used land is optimised”*.

(ii) Development of a heritage asset

4.16 The conservation of heritage assets is one of 12 core principles of The Framework, which emphasises the need for the integration of new development into the built and historic environment (Paragraph 61).

4.17 The Framework makes clear at Paragraph 134 the approach which should be adopted when assessing development involving a heritage asset:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be... As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”.

4.18 Where a development proposal is assessed and is considered to lead to less than *“substantial harm” to the significance of the listed building*, *“this harm should be weighed against the public benefits of the proposal including securing its optimum viable use”* (Paragraph 134).

4.19 The Framework also requires local planning authorities to “treat favourably” proposals which better reveal the significance of the listed building (Paragraph 137).

4.20 Policy DP25 (f) of Camden’s Development Policies (Conserving Camden’s Heritage) allows for change of use or alterations and extensions to a listed building, *“where it considers that this would not cause harm to the special interest of the building”*.

4.21 Planning policy considerations relevant to the determination of proposals affecting listed buildings are set out in full in the Heritage Statement prepared by Stephen Levrant Heritage Architects Ltd, submitted with the application documentation.

(iii) The future operation of the public house

4.22 Paragraphs 69 and 70 of the Framework both require a positive approach to community facilities, such as public houses. Paragraph 69 highlights that planning policies and decisions should ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable.

4.23 Within the 12 core planning principles (Paragraph 17), planning should proactively drive and support sustainable economic development; and encourage multiple benefits from the use of land in urban (and rural) centres.

4.24 Policy 4.6 of the London Plan emphasises that *“the Mayor will, and boroughs and other stakeholders should support the continued success of London’s diverse range of arts, cultural, professional sporting and entertainment enterprises, and the cultural, social and economic benefits that they offer to its residents, workers and visitors”*.

4.25 Greene King is seeking to maximise the potential of The Assembly Public House. The proposal will not only revitalise the largely redundant ancillary space on the upper floors but will also safeguard the future of this important community facility in accordance with paragraph 15.7 of Camden’s Development Policies, which seeks to *“resist the loss of local pubs that serve a community role”*.

(iv) Design and amenity

4.26 It is important to emphasise that apart from a small rear extension to provide for a lift shaft at first to third floor levels, the rerouting of the existing kitchen ducts, the extension of existing window openings at second and third floor levels to form a new fire escape access as shown on drawing no.026/D and the introduction of two new condensers, there will be no other material alterations to the external appearance of this Grade II Listed Building. However, for the sake of completeness we refer below to the planning policy principles relating to good design.

4.27 Paragraph 58 of the Framework, aims to ensure that developments:

- *“Will function well and add to the overall quality of the area;*
- *Optimise the potential of the site to accommodate development;*
- *Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;*

- *Create safe and accessible environments.”*

- 4.28 With specific regard to new development within conservation areas, the Framework advises that local planning authorities should *“look for opportunities for new development... to enhance or better reveal their significance”* (paragraph 137).
- 4.29 London Plan Policy 7.4 notes that development should have regard to the *“form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings”* and buildings should *“provide a high quality response that...has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass”*.
- 4.30 London Plan Policy 7.6 states that new design *“should incorporate the highest quality materials and design appropriate to its context”* and, inter alia, *“comprise details and materials that complement, not necessarily replicate, the local architectural character”*, *“not cause unacceptable harm to the amenity of surrounding land and buildings...in relation to privacy, overshadowing, wind and microclimate”*, *“incorporate best practice in resource management and climate change mitigation and adaption”* and *“optimise the potential of sites”*.
- 4.31 With specific regard to visitor accommodation the London Plan Policy 4.5 states that *“all new visitor accommodation should meet the highest standards of accessibility and inclusion”* and *“should promote high quality design of new visitor accommodation”*.
- 4.32 Policy CS14 of Camden’s Core Strategy requires the highest standard of design that, inter alia, respects local context and character; preserves and enhances listed buildings and conservation areas; and seeks the highest standards of access in all buildings.

5 PLANNING CONSIDERATIONS

- 5.1 The planning and listed building applications propose to provide a small rear extension from the first to third floors within a recess to accommodate a lift shaft to facilitate internal alterations in conjunction with the change of use of part of the upper floors from ancillary use to guest accommodation (seven rooms) together with the retention of public house (Class A4) at ground floor.
- 5.2 There will be no reduction in operational floorspace of the public house and the first floor principal room (function room) will remain in-situ.
- 5.3 The proposal represents a sustainable form of development making efficient use of an ancillary part of an existing public house to create guest accommodation in a sustainable location, which helps to support an identified need for visitor accommodation within Camden and inner London. In addition, it will safeguard the use of a public house for the future enjoyment of the area.
- 5.4 We consider the main planning issues raised by this proposal to be:
- (i) The principle of development
 - (ii) Potential impact on the special interest of the building
 - (iii) The future operation of the public house
 - (iv) Design and amenity

(i) The principle of development.

- 5.5 Planning policies at national, regional and local level promote the more efficient use of land through the focussing of development on previously developed land.
- 5.6 The most up-to-date guidance, contained within the Framework, states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (Policy 11), whilst a key policy direction of the London Plan (2011) is the re-use of buildings (Objective 6), which specifically identifies the need for growth to be accommodated on brownfield sites in accessible locations (Policy 3.3).
- 5.7 The principle of a small rear extension to provide a lift shaft to facilitate the conversion of the existing ancillary space to guest accommodation is acceptable within the context of paragraphs 14, 111, 186 and 187 of the NPPF, Policy 4.5 of the London Plan, Policy CS8 of the Core Strategy and Policy DP14 of the Development Policies.
- 5.8 Furthermore, the proposal will safeguard the future operation of a public house within the context of Paragraph 70 of the NPPF and paragraph 15.7 of Camden's Development Policies.
- 5.9 It is therefore considered that the proposal fully accords with planning policy objectives at a national, regional and local level.

(ii) Conversion of ancillary space to guest accommodation

- 5.10 The site is located within the Core Retail Frontage of Kentish Town, surrounded by a mix of commercial uses. Kentish Town is classified as a District Centre in Annex Two of the London Plan (London's Town Centre Network).
- 5.11 The importance of and need for visitor accommodation is recognised in planning policies at a regional and local level. The London Plan and Camden's Core Strategy both strongly emphasise the important role visitor accommodation plays in the economy of the capital and the borough by supporting the tourism industry and other services (London Plan Paragraph 4.30 and Paragraph 8.28 of Camden's Core Strategy).
- 5.12 The proposal seeks to make internal and external alterations in conjunction with the change of use of ancillary floorspace at upper levels of an operational public house to guest accommodation, to increase the viability of the business itself and to support the retail and business role of the borough, supporting objectives of Policy CS8 of the Core Strategy.
- 5.13 The guest accommodation sustains and helps to cross-fund the active ground floor use by creating beneficial cross-selling of the services and functions, as well as offering local business and residents a high quality food and drink offer and local accommodation for visiting guests.
- 5.14 The proposal is considered to provide an adequate standard of amenity for future visitors and the conversion of the ancillary upper rooms above an operational public house is supported in principle by planning policies at a national, regional and local level.

(iii) Potential impact on the special interest of the building

- 5.15 The building is Listed, Grade II. The proposals have therefore been designed in accordance with the principles of the Framework, and an assessment of the potential impact of the proposals on the special interest of the building has been undertaken by Stephen Levrant Heritage Architecture Ltd. The Heritage Statement is submitted as part of the planning application documentation.
- 5.16 An assessment of the significance of the listed building itself was firstly undertaken and (in accordance with the principles of the Framework and guidance including “Principles of Selection for Listed Buildings”, DCMS 2010 and “Conservation Principles, Policies and Guidance”, English Heritage) this informed the assessment of the potential impact of the proposed works on the special interest of the building.
- 5.17 In assessing the significance of the Assembly House as a listed building, the Heritage Statement considers its “evidential value” (the physical remains from the past – principally the main façade and bar area and the exterior to be “*high*”; its historical value (links from the past to the present) to be “*moderate*”; its aesthetic value (overall design) to be “*high*” and its communal value” (the meanings of a place for the people who relate to it) to be “*high*”.
- 5.18 The assessment of significance and site inspections supported the production of *significance drawings*, which defined the importance of the main façade, the ground floor bar area, and the French embossed and brilliant cut glass in the lower panes of the main frontage windows. It is noteworthy that much of the “*high*” significance is from the front façade and the ground floor bar area.
- 5.19 The Heritage Statement considers the works to reflect an understanding of the local character and of the historical evolution of the building and its setting, providing a well-architectural response.
- 5.20 It is concluded that the proposals would not cause damage or loss to the significance of the heritage asset and are sympathetic to the scale, mass, height of the listed building, with minimal intervention on the fabric and preserving the character-defining elements of the historic fabric and retaining the authenticity of the building.
- 5.21 The Heritage Statement concludes that, overall, the impact and significance of the proposals on the historic environment is “*minor beneficial*”.
- 5.22 The proposed works are therefore considered to fully accord with Paragraphs 132, 134 and 137 of the Framework, Policy CS8 of Camden’s Core Strategy and Policy DP25 of Camden’s Development Policies.

(iv) The future operation of the public house

- 5.23 The property is solely used as a public house with a range of ancillary uses on the upper floors. The public house offers a high quality drinking establishment that also provides a high standard catering service within Kentish Town.
- 5.24 The proposal only alters and extends the ancillary space of the existing use. There is no loss of operational space to the public house.

- 5.25 The guest room accommodation complements and relies upon the bar functions and facilities to provide localised visitor accommodation wholly reliant and inter-dependent on the ground floor use.
- 5.26 It is considered that the conversion of the underused ancillary space in the upper floors of the public house helps sustain and preserve the important community use of the public house at ground level. There is no material loss to the operation of the public house and it is therefore considered that both harmonious uses within one premises is supported in principle by planning policies at national, regional and local level.

(v) Design and amenity

- 5.27 Apart from the small rear extension and the installation of two new compressors on the roof, there will be no further material alterations to the external appearance of this Grade II Listed Building. It is therefore considered that no harm will be caused to the appearance of the Conservation Area and there is no conflict with paragraphs 58 and 137 of the NPPF, Policies 7.4 and 7.6 of the London Plan and Policy CS14 of Camden's Core Strategy and Policy DP25 of Camden's Development Policies.
- 5.28 Importantly, the proposal will improve the quality of the building in accordance with paragraph of 14.1 of the Core Strategy.
- 5.29 The proposed extension has been designed with consideration of scale, bulk and materials. It will fit seamlessly into the recess at the rear of the property and will not rise above the height of the existing building. Furthermore, the appearance of the extension will match the existing building in quality and materials.
- 5.30 The proposal will ensure the continued "commercial use" of The Assembly Public House. This building is central to the character, vitality and history of Kentish Town in particular and the wider Kentish Town Conservation Area. The proposal will therefore preserve and enhance the character and appearance of the Kentish Town Conservation Area, in accordance with Development Policy DP25.
- 5.31 The seven guestrooms will be designed to a high quality and provide appropriate space standards as outlined in the London Plan (Policy 4.5).
- 5.32 Servicing of the proposed guest rooms, in regards to laundry and linen will be incorporated into the current delivery regime to ensure that there is no material impact on the amenity of the surrounding area.
- 5.33 The proposals will not cause any significant harm to the amenities of adjoining properties in particular or the wider locality in general. A Noise Assessment produced by ACCON UK Ltd accompanying the application concludes that the development can be undertaken without causing any adverse effects on health or quality of life for future occupants of the guest accommodation at The Assembly House and existing occupants of neighbouring properties.
- 5.34 The proposed development is designed to a high quality and appropriate standards, as well as preserving the existing amenity of the immediate surroundings and the wider local area. It is therefore considered that the proposal is supported in principle by national, regional and local planning policy.

6 CONCLUSION

- 6.1 The rear extension to provide a lift shaft together with the other minor external (and internal) works required to facilitate the conversion of the ancillary upper floors of The Assembly Public House to guest accommodation is a wholly appropriate use of utilising the underused floorspace within this local context.
- 6.2 There is no material loss of trading floorspace of the public house at ground and part-first floor and the proposal seeks to secure the future of the public house, identified by national and regional policy as an important community facility and identified as a landmark building within Kentish Town.
- 6.3 There will be no material detrimental impact on the special interest of the listed building, with the proposals having a “minor beneficial” effect on the historic environment.
- 6.4 The proposal will preserve and enhance the character of the Grade II Listed building in particular and the Conservation Area in general, without causing significant harm to the amenities of adjoining properties.
- 6.5 The proposal represents a sustainable plan for the conversion of the underused ancillary space of an operation public house to guest accommodation. The proposal supports a known requirement for additional visitor accommodation, which supports Camden’s retail and services industries, the wider London visitor economy as well as retaining and supporting a local community use. The conversion of the upper floors to guest accommodation harmoniously combines with the public house use to create a viable and attractive business.
- 6.6 The proposal is wholly in accordance with the Development Plan and therefore permission should be granted in accordance with paragraph 14 of the NPPF.