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Development Management  
 Camden Town Hall Extension  
 Argyle Street  
 London WC1H 8EQ

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="James"/>	Surname:	<input type="text" value="Duddy"/>
Company name	<input type="text" value="The Pickled Polecat"/>				
Street address:	<input type="text" value="Flat 1"/>			Country Code	<input type="text"/>
	<input type="text" value="343 Royal College Street"/>			National Number	<input type="text"/>
	<input type="text" value="Camden"/>			Extension Number	<input type="text"/>
Town/City	<input type="text" value="London"/>			Telephone number:	<input type="text"/>
County:	<input type="text" value="London"/>			Mobile number:	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Fax number:	<input type="text"/>
Postcode:	<input type="text" value="NW19QS"/>			Email address:	<input type="text"/>

Are you an agent acting on behalf of the applicant?  Yes  No

### 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

I would like to seek permission to change the use of a small vacant shop on Fortress Road, NW5 to A4, to assist the opening of London's first micropub. A micropub is defined not by rules but a set of ethics and follows a set of ideals- KIS- Keep It Small, Keep it Simple. According to the Micropub Association, of which I am a member, 'A Micropub is a small freehouse which listens to its customers, mainly serves cask ales, promotes conversation, shuns all forms of electronic entertainment and dabbles in traditional pub snacks.' I plan to follow in the footsteps of other micropubs before me, by keeping my operation small and simple, only serving cask ales with no other lagers, liquors or spirits, along with there being no music, entertainment or hot food, it's easy to start noticing the appeal of such an establishment. One that is far from what can be considered a pub today and more similar to that of a traditional ale house that was once an important part of London's culture. All I require is a cooler, a sink and some furniture. With it's short opening hours, from 11am-2.30pm and then 5pm to 9.30pm, it remains a responsible environment where customers can take home ale after closing. It's clear to see the differences between modern pubs and micropubs, and how with a successful application, we can offer the people of Kentish Town and the wider borough of Camden, an alternative to the bistro pubs that are dominant all over the country. According to CAMRA, pubs are closing at a rate of 18 a week, Micropubs are going in the opposite direction, since their conception in 2005, there have been over 50 established all over the UK at an ever growing rate. With over 30 Microbreweries across London producing some of the finest craft ale to an expanding culture of real ale enthusiasts, it would only be fitting for there to be a genuine outlet, dedicated to their promotion and a place of purity where a real cask ale can be truly appreciated. With the lack of distractions and stripped back presentation, a micro-pub becomes a community hub for real conversation and for locals to connect with each other, I hope Camden can be the borough that brings the Micropub sensation to London.

In summary, our business, is;

- \* A micro drinking establishment.
- \* A specialist in the appreciation of independently, locally produced ales.
- \* A responsible and mature approach to the consumption of alcohol.
- \* A traditional ale house, that is a local hub for the community to engage with locally produced drink and real conversation.

We are/do NOT;

- \* PLAY ANY MUSIC. WILL NOT HAVE ANY AMPLIFIED MUSIC OR EQUIPMENT ON THE PREMISES
- \* THERE IS NO HARSH LIGHTING, STROBE, NEON OR ILLUMINATED ADVERTISEMENTS
- \* THERE IS NOT HOT FOOD TO BE SERVED, ONLY TRADITIONAL BAR SNACKS.
- \* THERE ARE NO GAMES, PRIZE ORIENTATED OR SPORTS THEMED AT ALL AND NO SUCH EQUIPMENT WILL BE HELD ON THE PREMISES.
- \* THERE WILL BE NO TELEVISION OR OTHER VIEWING DEVICES ON THE PREMISES AT ANY TIME.
- \* OUR CAPACITY IS FAR BELOW THE NORM AND HAS BEEN CALCULATED TO HOLD APPROXIMATELY 25 PEOPLE.
- \* WE HAVE SELF IMPOSED, TO FOLLOW WITH THE ETHIC OF MICRO-PUBS, A SMALL WINDOW OF OPENING TIMES, WITH A BREAK IN SERVING, TOTALING 7 HOURS A DAY, CLOSING AT 9.30PM.
- \* WE ONLY PROMOTE THE APPRECIATION OF REAL CASK ALE AND CIDER, AND DO NOT SERVE ANY OTHER BEERS, LAGERS, SPIRITS OR LIQUERS. WITH A STRONG EMPHASIS ON RESPONSIBLE DRINKING BY CLOSING AT 9.30PM, OUT OF CONSIDERATION FOR OUR NEIGHBORS AND LOCAL COMMUNITY, WHILE OFFERING THE OPTION OF TAKE-HOME CONTAINERS TO ENCOURAGE PEOPLE AWAY FROM THE IDEA OF 'PUB CRAWLS' AND SIMILAR CONSUMPTION INITIATIVES.

### 3. Description of the Proposal (continued)

Has the building, work or change of use already started?

Yes  No

### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text" value="49"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Hellenic Book Service"/>		
Street address:	<input type="text" value="Fortess Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW5 1AD"/>		

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:	<input type="text" value="528994"/>
Northing:	<input type="text" value="185535"/>

## 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

Mr James Duddy,  
I refer to your request for pre-application advice for the following development at the above address:  
The change of use of a retail unit (Class A1) to a pub for the sale and consumption of alcohol on site (Class A4). External plant may also be sought.  
My office has now considered your proposal and I can offer the following advice.

**Site description**  
The site is occupied by a 3 storey mid terrace building located on the west side of Fortess Road. The building is designated as retail at ground floor level and is under 35sqm in total floorspace  
The building is not sited within any conservation area nor is it listed. The site is not within any retail centre nor does it form part of a shopping frontage.  
The main issues for consideration are:

- Land uses;
- Amenity

**Land uses**  
There is a general presumption within the LDF to protect retail uses as they contribute to the vitality, viability, character and function of an area. In designated centres the LDF prescribes levels at which Class A1 retail uses should not fall below, however the site does not lie within a designated retail frontage.  
Policy DP10 states that the Council will protect shops outside designated centres by only granting planning permission for development that involves a net loss of shop floorspace, provided that:

- A) Alternative provision is available within 5-10 minutes walking distance (400-800m away),
- B) There is clear evidence that the current use is not viable
- C) The development positively contributes to local character, function, viability and amenity.

With regard to A) –  
The Neighbourhood Centre of Fortess Road is some 200m to the north. Kentish Town Town Centre is some 400m to the south. Therefore alternative provision is available within 5-10 minutes walking distance.

With regard to B) –  
Evidence (e.g in the form of marketing) demonstrate to the Council's satisfaction that the current designated use (A1) is no longer economically viable would need to be provided as part of a full planning application.

With regard to C) –  
Whilst the proposed use may contribute to local character, it is important to note that there are many residential uses adjacent to this location and that a drinking establishment could cause harm to the amenity of people living nearby. The Council will take particular care to ensure that proposals do not harm residential amenity and will not grant consent for proposals that it considers would do so.  
The application site is located in and amongst a significant number of residential uses. Therefore the Council is concerned about the impact of the proposed use, particularly the below:

**Noise**  
The congregation of large numbers of customers generally creates a need for extraction equipment to deal with fumes. Extraction and other machinery can be unsightly and cause noise. Noise can also be generated directly by the activity in drinking establishments, such as amplification of music.  
Pollution of this kind will be controlled through the design of the premises, conditions and legal agreements imposing management arrangements. Where appropriate, controls will seek sound-proofing (on the premises or to nearby premises), siting of machinery to minimise fumes, noise / vibration and visual intrusion, closure of doors and windows, limits on amplification and upper limits on the noise level generated.  
Many of the problems associated with drinking establishments are associated with customers who have left the premises. These include making noise and dropping litter. The Council will seek to control these through legal agreements that secure management arrangements (such as the provision of trained door staff, dedicated taxi-lines and litter pickers) and/ or require a supplementary financial contribution to the Town Centre Management service. We will also consider the likely impact on the use of public transport and other vehicles, transport congestion, stopping and parking by cars and taxis, and the blocking of pavements.

**Amplified music**  
Amplified music can result in a considerable disturbance to the amenity of residents where it spills beyond the premises. The Council will impose conditions, where necessary, to control noise levels in new developments drinking establishments. The Council will impose conditions restricting the noise levels of amplified music from drinking establishments uses in accordance with the noise and vibration thresholds detailed in policy DP28 Noise & Vibration in the Camden Development Policies. Ambient noise levels reduce around midnight, and consequently residential amenity can be badly harmed by amplified music, plant and machinery and on-street activity that continues late at night. Where appropriate, the Council will attach conditions to planning permission for drink establishments to control hours of operation.

**Smoking**  
Smoking is now banned in all indoor public places, including pubs. If owners of such establishments wish to provide specific smoking areas for their customers then planning permission may be required, particularly if it is intended to erect some type of outdoor shelter such as canopies or smoking shelters. Particular issues that may result from the creation of smoking areas includes the visual impact and the noise impact associated with people congregating and smoking in outdoor areas near residential properties. Where outdoor smoking areas are proposed, restrictions on the hours of their use may apply where applicable. The impact of food, drink and entertainment venues not providing dedicated outdoor smoking areas includes noise, litter, congestion and anti-social behaviour.

**AC Units**  
The installation of air conditioning units can harm the visual appearance of an area as well as having the potential to disturb the amenity of residents and workers alike through noise. The Council recognises the likely disturbance that air conditioning units can cause. When new air conditioning units are installed they should be positioned sensitively so that they do not have an unacceptable visual impact. New units should not cause undue noise especially where there are noise sensitive environments in close proximity, such as residential properties.  
Within this context, the loss of a retail unit for a drinking establishment could be acceptable and policy compliant, however the council would need to be satisfied that the new use would not harm the amenity levels of the adjacent neighbours. Therefore a comprehensive management statement should be submitted as part of a full application to demonstrate the matters raised about and the relevant mitigation methods.  
Please note, recent permission was granted at the public conveniences at the junction of Fortess Road and Highgate Road (Ref: 2014/1289/P). The submitted information would be a good guide in this management respect.  
Where planning permission or consent is required for your proposed development you will need to submit the appropriate planning application form(s) and supporting documentation. The following link will help you understand what types of planning application forms and supporting documentation are available, what they pertain to, and how to submit them:  
<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/>  
Please note the views expressed in this correspondence are those of an officer of the council and do not amount to a determination of the proposal under the Town and Country Planning Acts. Any recommendation would be made in the light of technical assessment justified in terms of planning policy and taking into account any material considerations.  
It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our pre application enquiry survey. We will use the information you give us to monitor and improve our services.

## 6. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicle access proposed to or from the public highway?  Yes  No
- Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No
- Are there any new public roads to be provided within the site?  Yes  No
- Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

## 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Due to the nature of the business, there will be a low volume of waste generated on the premises, aside from snack packets and disposable hygiene caps and seals of the kegs, there is no waste produced daily that will require warded off areas for storing waste. I plan to use Camden Councils commercial waste removal service, on the bag by bag basis, where I purchase bags, when full, I set them out for collection. I do not foresee putting out more than one bag a week and that will go from bin to street, so no specialist waste storage systems will be built or designated, but a rather small and efficient scheme will be put in place.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

I'm confident Camden Council services follow the organisation of commercial waste wishes inside of their own commercial waste removal service, so will be enquiring on the best way to organise my waste once signed up to the service.

## 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?  Yes  No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

**Walls - description:**

Description of *existing* materials and finishes:

There is a glass front and no tangible walls to alter. It is situated side by side with other premises either side.

Description of *proposed* materials and finishes:

No proposed changes.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

There will be no external changes to anything listed above. I will submit plans and drawings that will detail the type of materials used in the internal design of the space. These are labelled; 'Design Plans.'

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

Other

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

c) Features of geological conservation importance

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

## 14. Existing Use

Please describe the current use of the site:

The A1 unit is vacant. It was once a specialist bookshop and has since moved.

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

It was once a specialist bookshop that has since moved.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

## 15. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Apart from the sink which will carry water used to wash glasses away and the toilet, there is no waste liquid being disposed of. There will be empty firkins stored in the premises for when they are taken away by the distributors.

## 17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes  No

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	30.0	30.0	0.0	-30.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	30.0	30.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
<b>Total</b>	<b>30.0</b>	<b>30.0</b>	<b>30.0</b>	<b>0.0</b>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

## 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	1.5
Proposed employees	1	2	2.5

## 20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4	11:00:00	21:30:00	11:00:00	21:30:00	11:00:00	21:30:00	<input type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
B1B							<input checked="" type="checkbox"/>

## 20. Hours of Opening (continued)

B1C									<input checked="" type="checkbox"/>
B2									<input checked="" type="checkbox"/>
B8									<input checked="" type="checkbox"/>
C1									<input checked="" type="checkbox"/>
C2									<input checked="" type="checkbox"/>
D1									<input checked="" type="checkbox"/>
D2									<input checked="" type="checkbox"/>
Other									<input checked="" type="checkbox"/>

## 21. Site Area

What is the site area?

30.00

sq.metres

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

There will be a cool jacket firkin refrigeration system, which is a small cool water circulation system about the size of a shoe box, the will keep the serving kegs firkins cool. There will be a firkin storage unit built out of reclaimed wood and refrigeration panels with a small home air conditioning unit used to the keep the firkins, that are settling and finishing, cool. Those are the only pieces of machinery, air conditioning and cooling systems that will be on the premises.

Is the proposal for a waste management development?

Yes  No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
<p>Name: Dr Morad Arefin</p> <p>Number: 195      Suffix:      House name: Dow Properties Lim</p> <p>Street: Hale Lane</p> <p>Locality: Edgware</p> <p>Town: Middlesex</p> <p>Postcode: HA8 9QN</p>	<p>11/07/2014</p>

Title: Mr      First name: JAMES      Surname: DUDDY

Person role: Applicant      Declaration date: 27/08/2014       Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 27/08/2014