

Mr Anthony Browne
Madigan Browne Architects
14 City Road
London
EC1Y 2AA

Application Ref: **2014/2621/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

6 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Hope & Anchor Public House
74 Crowndale Road
London
NW1 1TP

Proposal:

Change of use from public house (Class A4) to alternative uses as either retail or estate agents offices (Class A1/A2) at part ground, part basement levels and residential (Class C3) to provide 8 flats (1 x 3 bed, 4 x 2 bed, 3 x 1 bed), enlargement of existing basement with side lightwell, replacement of single storey rear/side addition with 3 storey rear/side extension and mansard roof with terrace, and associated alterations to windows and doors. Drawing Nos: P010 Rev A, P011 Rev A, P012 Rev A, P013 Rev A, P014 Rev A, P020, P022, P030, P031, P100 Rev A, P101 Rev A, P102 Rev B, P103 Rev B, P104 Rev B, P105 Rev B, P200 Rev A, P201 Rev A, P202 Rev A, P300 Rev A, P301 Rev A, P302 Rev B, Basement Impact Assessment by Lyons O'Neill dated 08 April 2014, Additional Information to accompany LON Basement Impact Assessment by Lyons O'Neill dated 08 April 2014, CSH and BREEAM Report by Abbey Consultants (Southern) Ltd dated 01 May 2014, Noise Impact Assessment Report 20433/NIA1 by Hann Tucker Associates dated 25 June 2014 and Letter from Hann Tucker Associates dated 23 June 2014.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: P010 Rev A, P011 Rev A, P012 Rev A, P013 Rev A, P014 Rev A, P020, P022, P030, P031, P100 Rev A, P101 Rev A, P102 Rev B, P103 Rev B, P104 Rev B, P105 Rev B, P200 Rev A, P201 Rev A, P202 Rev A, P300 Rev A, P301 Rev A, P302 Rev B, Basement Impact Assessment by Lyons O'Neill dated 08 April 2014, Additional Information to accompany LON Basement Impact Assessment by Lyons O'Neill dated 08 April 2014, CSH and BREEAM Report by Abbey Consultants (Southern) Ltd dated 01 May 2014, Noise Impact Assessment Report 20433/NIA1 by Hann Tucker Associates dated 25 June 2014 and Letter from Hann Tucker Associates dated 23 June 2014.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development shall take place until detailed drawings and/or samples of materials as appropriate, in respect of the following, have been submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

d) Typical details of new railings to the lightwell at ground floor level and balustrade at roof level at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Typical details of mansard extension and dormers, including use of natural slate, details of upstands, lead flashing, front parapet wall and coping

d) A sample panel of brickwork no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding of the brickwork for the proposed infill extension, shall be erected on site for inspection for the local

planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to first occupation of the units hereby approved the, cycle storage as shown on plan No.P101 Rev A, providing storage for 13 cycles shall be provided in its entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The commercial use hereby permitted at part ground and basement level shall not be carried out outside the following times 08:00 to 22:30 Mondays to Saturdays and 09:00 to 21:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to commencement of the relevant part of development of the units hereby approved, details of a waste management plan including method of waste storage and removal including recycled materials and mechanism to ensure storage area is secure, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided in its entirety prior to first occupation of the units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The tiled frontage to the building shall be repaired and retained, no tiles shall be painted over without prior written approval of the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Notwithstanding the hereby approved plans, no windows shall be installed in the wall adjacent to 1A Camden High Street, any windows shown on the plans in this location are omitted from the development.

Reason: To ensure this development would not inhibit future development on neighbouring sites, in accordance with CS5 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Prior to commencement of the development, details shall submitted to and approved in writing by the local planning authority which demonstrate how the approved residential units would achieve 'Good' internal room and external amenity noise standards in accordance with the criteria of BS8233:1999 and building vibration levels which meet a level that has a low probability of adverse comment as outlined in BS 6472:2008.

Such details to include:

- i. A noise assessment which demonstrates external noise levels including reflected and re-radiated noise and specification and manufacturers details of the

sound insulation of the building envelope and acoustically attenuated mechanical ventilation and any other measures required to achieve the noise standards and
ii. A vibration assessment prepared in accordance with the method specified in BS 6472:2008.

The development shall not be implemented other than in accordance with the details thus approved.

Reason: To safeguard the amenities of the future occupiers of the approved residential use in accordance with the requirements of Policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and C_{tr} dB of at least 20dB above the Building Regulations value, for the wall structures separating the development from the existing commercial building. A post completion noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers of the approved residential use in accordance with the requirements of Policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to occupation of the hereby approved units, a post completion noise and vibration assessment shall be carried out from within the approved residential units and external amenity areas to confirm compliance with the noise and vibration criteria submitted for conditions 12 and 13 and any additional steps that may be required to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers of the approved residential use in accordance with the requirements of Policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 6 You are advised in respect of condition 12 that noise readings should be taken over a period of time which is representative of the noisest and busiest period of the club operating at 1A Camden High Street.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment