

Address:	97 Haverstock Hill London NW3 4RL		2
Application Number:	2014/1367/P	Officer: Olivier Nelson	
Ward:	Belsize		
Date Received:	19/02/2014		
Proposal:			
Change of use of the first and second floors from public house (Class A4) to create 2x1 bedroom and 2x2 bedroom flats (Class C3); extension and relocation of existing kitchen extract flue and associated works. (Scheme 1)			
Drawing Numbers:			
20220-PL-012 Rev 04, 20220-PL-013, 20220-PL-014 Rev 04, 20220-PL-015, 20220-PL-016, 20220-PL-017, 20220-PL-018 Rev 02, 20220-PL-040, External Building Fabric Assessment Report 10741.EBF.01, Sound Insulation Investigation Report 10741.S1.01 , Plant Units Report 10741.PCR.01, Operational Management Plan, 20220-PL-050, 20220-PL-001			
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and a Section 106 Legal Agreement			
Related Application			
Date of Application:	19/02/2014		
Application Number:	2014/1373/P	3	
Proposal:			
Change of use of the first and second floors from public house (Class A4) to create x 10 hotel rooms (Class C1); extension and relocation of existing extraction flue and associated works. (Scheme 2)			
as shown on drawing numbers			
Design and Access Statement, Sound Insulation Investigation Report 10741.SI.01, Plant Units Report 10741.PCR.01, Report 10741.EBF.01, Operational Management Plan, 20220-PL-001, 20220-PL-040, 20220-PL-051, 20220-PL-SP-003, 20220-PL-SP-004, 20220-PL-022 Rev 03, 20220-PL-023, 20220-PL-024 Rev 03, 20220-PL-025, 20220-PL-026, 20220-PL-027, 20220-PL-028, Transport Statement			
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and a Section 106 Legal Agreement			

Applicant:	Agent:
C/O Agent	Iceni Projects Ltd Flitcroft House 114-116 Charing Cross Road London WC2H 0JR

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>A4 Drinking Establishments</i>		<i>687m²</i>
Proposed (scheme 1)	<i>C3 Dwelling House</i>		<i>340m²</i>
Proposed (Scheme 2)	<i>C1 Hotel</i>		<i>340m²</i>

Residential Use Details: (Scheme 1)										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>	2	2							

OFFICERS' REPORT

Reason for Referral to Committee: **The applications were referred by the Members' Briefing Panel.**

1. SITE

- 1.1 The application site is the Sir Richard Steele Public House. It is a 3 storey end of terrace property and with basement level. A fence and walled outdoor seating area is located to the side of the building and is used as the pub garden. The ground floor has the main bar and seating area as well as the kitchen and the toilets. There is an internal staircase which rises to first floor and this is a further bar area similar to a function room. There are rooms currently used for storage and an office. The second floor is occupied as accommodation for staff with its own kitchen, bathroom, living room and bedrooms. The basement was not inspected at the time of the site visit although a delivery occurred at this time and produce went to the basement.
- 1.2 The site is located in the Eton Conservation Area and, while not listed, the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

2. THE PROPOSALS

- 2.1 The applicant has put forward to alternative uses of the upper floors one for residential flats and the other a hotel use. For ease of reference, both applications are dealt with in the same report. Both schemes propose the retentions of the public house at ground and basement level. Also proposed in both schemes is the extension and relocation of existing kitchen extract flue to roof eaves level in the south east corner of the rear elevation. The wooden sash windows would remain with the addition of white aluminium internal secondary glazing framing.
- Scheme 1 (Residential flats)
- 2.2 The application proposes 2 x 1 bedroom units and 2 x 2 bedroom units. The layout of the basement and ground floor are to remain the same. The change would see the change of use of two floors which are used as ancillary pub space and the pub garden which would be used as amenity space for the proposed flats. The first floor is currently used as an additional bar level and the second floor is used by the pub manager as living space.
- Scheme 2 (Hotel)
- 2.3 The application proposes the change of use of the first and second floors from the public house (Class A4) to create 10 hotel rooms (Class C1). The hotel part of the scheme would have an area of 340sq.m. The proposal would also see the extension and relocation of existing extraction flue, the proposal would not see a change in the existing beer garden, there would be the addition of a covered smoking area. Cycle parking has been provided within the pub garden.

3. RELEVANT HISTORY

- 3.1 2013/4719/P - Conversion of first and second floors to 10 accommodation rooms ancillary to public house (Class A4). **Refused** 19/09/2013. Reason for refusal: The proposed development would result in a material change of use of the upper floors for which planning permission would be required.
- 3.2 A previous Certificate of Lawfulness application was refused for the conversion of the first and second floors to provide 10 ancillary rooms for the Public House on grounds that the change was considered to be material and required planning permission. It was unclear what the use of the rooms would be for and who will benefit from them. The 2nd floor currently is considered to be a flat which is ancillary to the pub use, this is used by the Pub Manager and has no separate entrance and can only be accessed via the pub at first floor level. The submission suggested that the use of the land would change and the accommodation/ space would not be solely used by the pub. This would lead to a mixed use and the proposal was considered to be “sui generis”. This change of use did not fall within the permitted changes allowed by the legislation.
- 3.3 2013/4715/P -Change of use of the first and second floors from public house (Class A4) to create 2 x 1 bedroom and 2 x 2 bedroom flats (Class C3). **Withdrawn** 20/11/2013.

4. CONSULTATIONS

Statutory Consultees

- 4.1 N/A

Conservation Area Advisory Committee

- 4.2 The Eton Conservation Area Advisory Committee commented as follows on the applications:
- The business of a hotel and the traffic parking it would bring in addition to the existing pub is of concern
 - No mention of parking provision.
 - The scheme for four flats is a marginally better proposal. However there is strong public opinion to retain some of the upper rooms as a venue for entertainment and we strongly support this.
 - One pub nearby has already become a hotel/restaurant.

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	5
<i>Total number of responses received</i>	12
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	12

4.4 Objections are on the following grounds:

- Known use at time of purchase was a pub and the applicant has tried to convert into any other use
- Although there are other pubs in Belsize Park area this is of huge importance.
- Loss of valuable public amenity
- Loss of the pub would see the destruction of yet another piece of British Heritage
- Loss of community spirit
- Loss of the upstairs room would lead to a loss of future comedians
Operation Management indicates users of the pub would be happy with the pub being downstairs, but it is unclear whether these people would be happy to live over a pub.
- The proposal would not facilitate how disabled patrons would use the pub.
The proposal would prevent disabled patrons using the pub.
- Prohibiting music would lead to the premises licence needing to be changed and loss of music would impact on the number of pub goers.
- Nowhere for smokers to go unless on the street.
- Unreasonable for pub manager to be on site 11 hours a day.
- A loss of venues for community groups to go. Such as Transition Belsize and a local French language learning group.
- The reduction in pub space would diminish the value of the public house.
- Permitted development rights should be removed if the council is looking to approve the proposal.
- Act of cultural vandalism. Negative impact on the businesses and shops nearby.
- If the proposal goes ahead there may be complaints from future residents about noise from the pub below leading to closure of the pub
- It would be difficult to see how noise from the pub garden would not affect hotel guests.

5. **POLICIES**

5.1 **LDF Core Strategy and Development Policies**

National Planning Policy Framework 2012 Paragraph 70

London Plan 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

Camden Development Policies 2010

DP1 Mixed use development
DP2 Making full use of Camden's capacity for housing
DP3 Contributions to the supply of affordable housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair homes
DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
DP15 Community and Leisure uses
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration
DP29 Improving access

5.2 **Supplementary guidance**

Camden Planning Guidance (updated 2013)

CPG1 Design
CPG2 Housing
CPG3 Sustainability
CPG6 Amenity
CPG7 Transport
CPG8 Planning Obligations

Eton Conservation Area Character Appraisal

6. **ASSESSMENT**

6.1 The considerations material to the determination of this application are summarised as follows:

- Principle of the use change
 - Loss of public house use;
 - Proposed residential flats (Scheme 1);
 - Proposed hotel use (Scheme 2);
- Design and appearance
- Neighbouring amenity, including noise impact
- Standard of residential accommodation (Scheme 1)
- Hotel use (Scheme 2)
- Highways and Transport

6.2 Change of use

Loss of the existing use

- 6.2.1 Paragraph 15.7 of policy DP15 states that the Council will resist the loss of local pubs that serve of community role unless alternative provision is available nearby or it can demonstrated to the Councils satisfaction that the premises are no longer economically viable for pub use. The NPPF paragraph 70 states that to “deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as...Public Houses)” to enhance the sustainability of communities and residential environments.
- 6.2.2 The application site has an existing pub which occupies the basement, ground and first floor levels. There is a second floor which is used by existing pub staff as manager’s accommodation with no independent access; this is ancillary to the wider public house use. The first floor is not an independent function room, rather a second bar that is available to any patron using the public house for drinking and eating.
- 6.2.3 It is noted that this space has been used by the local community and objectors state that the uses include a comedy club and a language class; however, it has not been demonstrated that this forms a distinct use to the wider public house. The applicant submits that these are informal arrangements and that “*there are one or two groups which use the pub to meet informally. These include a local choir. There is no formal ‘booking’ of the space and as such there is no record of when this group come in or indeed how often they meet*”. Consequently, the meetings referred to by local people appear to relate to the use of informal meeting space provided by the upstairs bar, which could take also place in the altered downstairs bar, albeit in a smaller area.
- 6.2.4 In both schemes there is local concern that the use of the upper floors for residential and hotel use may subsequently result in complaints and curtail the operation of the remaining space for public house use. In the case of the residential flat proposal (Scheme A), the garden area would be given over to residential garden which would reduce the space for outside activity and in both the flats and the hotel schemes the applicant has submitted a noise report to demonstrate the degree of sound insulation required to allow the pub to operate according to existing licence conditions. This matter is dealt with in greater detail below. In addition, the applicant has also submitted an operational management plan to demonstrate how the pub use can occur without harm to the amenity of occupiers on the upper floors.
- 6.2.5 Consequently, officers take the view that the loss of the first floor component of the public house would not be contrary to policy DP15 and, although trading would happen in a smaller area (on the ground floor only), it would not prejudice its continued operation as a public house.

Proposed residential use (Scheme 1)

- 6.2.6 Permanent residential use if the priority use in Camden’s LDF and Policy DP2 states that Council will seek to maximise the supply of homes in the borough. Accordingly, the principle of residential use is acceptable in this location subject to

a suitable mix of unit sizes and standard of accommodation for future occupants. This is dealt with in greater detail in section 6.6 below

Proposed hotel use (Scheme 2)

- 6.2.7 Policy DP14 supports tourism and development and visitor accommodation. It states that all visitor accommodation must not harm the balance and mix of uses in the area and paragraph 14.3 in the supporting text for this policy states that “Visitor accommodation should not lead to the loss of permanent residential accommodation”. The existing accommodation is used for ancillary residential accommodation mainly used by the pub staff. The proposal which would be part A4 (drinking establishment) and C1 (Hotel) would see the mixed use character of the local area maintained.
- 6.2.8 In addition, all tourism development and visitor accommodation must:
- Be easily reached by public transport;
 - Provide any necessary off-highway pickup and set down points for taxis and coaches;
 - Not harm the balance and mix of uses in the area, local character, residential amenity, services for the local community, the environment or transport systems.
- 6.2.9 The London Plan sets a target of achieving 40,000 net additional hotel bedrooms by 2026 across London. The proposal would make a small contribution towards meeting this target with the addition of ten new rooms.
- 6.2.10 The location close to Chalk Farm LUL station and the relative small scale of the proposed hotel use together with the fact that it is not unusual for public houses and hotels to operate together areas with residential uses surrounding, would mean that the proposed hotel is considered to be acceptable in principle and in terms of the tests in Policy DP14. The transport implications of the use are dealt with in greater detail below.
- 6.3 Design and appearance**
- 6.3.1 The Council’s design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application:
- development should consider the character, setting,
 - context and the form and scale of neighbouring buildings;
 - development should consider the character and proportions of the existing building,
 - where extensions and alterations are proposed; developments should consider the quality of materials to be used.
- 6.3.2 Development policy DP25 ‘Conserving Camden’s Heritage’ states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area. Paragraph 25.2 states that the character of conservation areas derive from a combination of a number of factors including scale, density, pattern of development

landscape, topography, open space, materials, architectural detailing and uses. These policies are supplemented by CPG1 'Design' and Eton Conservation Area Character Appraisal.

- 6.3.3 The proposed changes to the pub are common to both Scheme A and B and are generally minor. The proposal would see alterations to the extract flue which would be raised to roof height on the south elevation as it currently sits just above the ground floor kitchen extension and would be encased with brickwork to match the existing building. The new position of the flue would be better for the occupiers of the flats as the fumes are discharged vertically away from the windows. The top of the cowl is to be no higher than the existing chimney; this would be done in order to match the appearance of the existing property and preserve the character of the conservation area. A further change would be the loss of the pub garden and the addition of a smoking shelter which would be accessed from the street side. This access would be created from the street in order to protect the amenity of the users of the proposed flats. To protect the amenity of future occupiers from noise and ensure the building's heritage value is maintained, the existing windows are to be retained with secondary glazing installed internally. Over all it is considered that the changes have been sensitively designed so as to preserve the character and appearance of the Eton Conservation Area.

6.4. **Amenity**

Privacy

- 6.4.1 The upper floors will have the same window arrangement as currently exist as ancillary Class A4 public house space. The new residential and hotel units would have the same cross street separation as its neighbours and is acceptable in privacy terms. There would be no light or outlook issues as a result of the physical alterations.

Noise

- 6.4.2 In view that the proposed residential units, and to a lesser extent the hotel, are noise sensitive and would be sited above the existing noise generating public house, the applicant has submitted a noise assessment report by KP Acoustics Ltd.
- 6.4.3 The impact on the prospective future residents of the proposed flats and hotel guests was also assessed and used test rooms to ascertain the impact of noise from the public house use below. The first test room was the first floor bar area and the second rooms were the second floor lounge, second floor bedroom or ground floor bar area. The report still looks at ways to improve the floors sound insulation. The findings of the report have suggested that internal sound insulation is required to a standard that would exceed the building regulations requirements. The precise detail is the subject of a recommended condition on both in order to safeguard the amenity of future occupiers.

Proposed flue

- 6.4.4 The proposed flue would be encased in matching brick to the original property. The discharge would be directed above eaves level and would be away from the proposed hotel rooms. A preliminary noise impact assessment has been undertaken to show the maximum level which should not be exceeded. The

assessment suggests that the existing and proposed plant installation would be designed to not exceed the maximum background noise levels. A condition has been recommended in order to assess the proposed plant equipment and a report and specification of the unit would be required.

6.5 **Standard of residential accommodation (Scheme A)**

- 6.5.1 The quality of the proposed accommodation for future occupants is considered to be acceptable for the following reasons:
- a) The proposed units would satisfy the London Plan and Camden Planning Guidance requirements for dwelling size and room sizes.
 - b) The proposal includes a Lifetimes Homes assessment which demonstrates how the proposal responds to the issue of accessibility. The proposal satisfies most of the criteria, with the exception of the inclusion of units adaptable for wheelchair use. However given the proposal relates to upper floors in an existing building of heritage importance, this is considered to be acceptable.
 - d) The two bed units would be dual-aspect and the glazing to all habitable rooms exceed 20% of the floor area. This helps to maximise light to the rooms.
 - e) The units have been designed to maximise aspect, the existing windows would remain and they are to a good standard.
 - f) The units would have exclusive access to the communal amenity space to the side of the property which was formerly the pub garden.
 - g) The proposal would have waste and recycling facilities to the rear of the building, these would be separate for the residential accommodation and the pub.
- 6.5.2 Development policy DP5 seeks to ensure that all new housing provided is in line with the housing priorities for the borough. The proposal is to provide 2 x two bedroom units and 2 x one bedroom units. The housing size priority is for market two bedroom units (50%) and the proposal therefore meets the target for priority housing in the borough.
- 6.5.3 The proposal would see the existing pub garden area being used as amenity space for the four flats. The main entrance to the residential units would be via the garden area. This space would help to improve the standard of living for those living in the flats. The smoking area created would be segregated from the garden space and would be accessed from Haverstock Hill. This access would be created in order to protect the amenity of the occupiers of the flats.

6.6 **Proposed Hotel (Scheme B)**

- 6.6.1 The application proposes 10 x hotel rooms. The proposal would see five rooms on both the first and second floors. Access to the hotel rooms would be via the existing pub and there would also be an emergency escape via the existing pub garden. The room sizes are the same on the two floors and range from 21sq.m to 36 sq.m. The rooms to be provided would mainly be one bed with an en-suite bathroom. There would be two rooms at the front corner of the site adjacent to the garden area which would be 3 bed hotel rooms which could accommodate families.

6.6.2 As hotel rooms are occupied on a shorter term basis and access will be via the existing pub, it is likely that the two uses would coexist and normal pub activity could occur without harm to the future hotel guests. The same noise insulation requirements are to be imposed as that for the flats (Scheme A)

6.7 Highways and Transport

6.7.1 The proposal does not have any existing off-street car parking and no off-street car parking is proposed. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 4 (good). Given the transport accessibility level of the site a car-free development would be required. The applicant has agreed to enter into a legal agreement for a car-free development for both Scheme A and Scheme B. There is an existing crossover to the front of the site and this is no longer in use, this will be removed as part of the legal agreement. Such works would require a financial contribution secured via a Section 106. The figure for the associated works would be £5,292.83.

6.7.2 For the flats (Scheme A) Camden's Parking Standards for cycles, states that 1 storage or parking space is required per residential unit. The proposal includes storage for 4 bicycles in the garden area; these would need to be safe and secure. A condition of consent is recommended specifying the type and number of cycle stands.

6.7.3 For the hotel (Scheme B), the transport statement submitted demonstrates there would not be a significant change in the number of vehicular trips between the existing public house and the proposed use of the first and second floors as 10 hotel rooms. The site is located 800 metres from Chalk Farm tube station and bus stops are in close proximity. Given the close proximity of the site to public transport, the transport statement anticipates the majority of trips to the site would be via public transport.

6.7.4 Due to the size of the hotel, it is not considered that there would be an increase in the number of trips generated. Nevertheless, to safeguard the amenities of neighbouring residential properties, a condition has been recommended in order to ensure that no dropping off by coaches occurs at any time outside the hotel. The beer garden for the pub is to remain and within the garden the provision of secure cycle storage would be provided. Camden's Parking Standards for cycles, states that 1 storage or parking space is required for staff per 500 square metres. The proposal includes storage for 4 bicycles in garden area; these would need to be safe and secure. The design of which is recommended to be secured by condition.

6.8 Waste

6.8.1 The proposal includes waste and recycling facilities which are to the rear of the pub. The residential waste would be separate from the pub waste. The recycling bins would be wheeled out to the front for collection day.

6.9. CIL

- 6.9.1 The proposed floor space would not be liable to the Mayor's Community Infrastructure Levy (CIL) as the proposal would not be adding any additional floorspace.

7. CONCLUSION

- 7.1 In both scheme A and scheme B the application is considered to acceptable in terms of the reduced trading area for the public house. It is a much loved community pub and although there will be no first floor bar area, can continue to operate on the ground floor only. Subject to noise attenuation measures, both the flats and the hotel can coexist with a suitable standard of amenity, provided noise attenuation is provided in accordance with the applicant's undertaking (controlled by condition). The physical changes to the building of local heritage importance are minor and will preserve the character and appearance of the conservation area.
- 7.2 The proposed residential flats meet policy standards in terms of mix and size and a hotel is acceptable in this location. Subject to the travel plan, the 10-bed hotel use is acceptable in this location. Both proposed uses and acceptable in policy terms.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMENDATION

2014/1367/P (Scheme A)

- 9.1 That planning permission be granted for the change of use of the first and second floors from public house (Class A4) to create 2x1 bedroom and 2x2 bedroom flats (Class C3); extension and relocation of existing kitchen extract flue and associated works subject to conditions and a S106 Legal Agreement covering the following heads of terms:-

- Car free
- Highways and Streetworks contribution of £5,292.83

2014/1373/P (Scheme B)

- 9.2 That planning permission be granted for the change of use of the first and second floors from public house (Class A4) to create x 10 hotel rooms (Class C1); extension and relocation of existing extraction flue and associated works subject to conditions and a S106 Legal Agreement covering the following heads of terms:-

- Car free
- Highways and Streetworks contribution of £5,292.83

Condition(s) and Reason(s): **2014/1367/P**

- 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 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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 20220-PL-012 Rev 04, 20220-PL-013, 20220-PL-014 Rev 04, 20220-PL-015, 20220-PL-016, 20220-PL-017, 20220-PL-018 Rev 02, 20220-PL-040, External Building Fabric Assessment Report 10741.EBF.01, Sound Insulation Investigation Report 10741.S1.01, Plant Units Report 10741.PCR.01, Operational Management Plan, 20220-PL-050, 20220-PL-001.

Reason:

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

- 4 Prior to the occupation of the residential (Class C3) units, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter 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 policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the occupation of the residential (Class C3) units, details of the internal sound insulation shall be provided for the building in accordance with a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the upper residential floors and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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.

- 7 Details, including technical specifications of all externally located mechanical plant and ventilation equipment, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to first installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of occupiers of the proposed use, 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 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.

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 intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April 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 m2 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 and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.

Condition(s) and Reason(s): **2014/1373/P**

- 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design and Access Statement, Sound Insulation Investigation Report 10741.SI.01, Plant Units Report 10741.PCR.01, Report 10741.EBF.01, Operational Management Plan, 20220-PL-001, 20220-PL-040, 20220-PL-051, 20220-PL-SP-003, 20220-PL-SP-004, 20220-PL-022 Rev 03, 20220-PL-023, 20220-PL-024 Rev 03, 20220-PL-025, 20220-PL-026, 20220-PL-027, 20220-PL-028, Transport Statement

Reason:

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

- 4 Prior to the occupation of the residential (Class C1) units, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter 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 policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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.

- 6 Prior to the occupation of the residential (Class C1) units, internal sound insulation shall be provided for the building in accordance with a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Details, including technical specifications of all externally located mechanical plant and ventilation equipment, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to first installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of occupiers of the proposed use, 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 No customers shall be picked up or dropped off by coach at any time directly outside the hotel.

Reason: To safeguard the highway conditions and safety of the wider area and to safeguard the amenities of the neighbouring residential premises and the area generally in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 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