

Address:	The Castle 147 Kentish Town Road London NW1 8PB		1
Application Number:	2014/5900/P	Officer: Jennifer Walsh	
Ward:	Camden Town with Primrose Hill		
Date Received:	26/08/2014		
Proposal: Substantial demolition of existing building behind retained façade and erection of building comprising three storeys plus basement behind retained façade of public house, change of use of basement and ground floor to B1/A2 and the first to third floor as 8 residential units (2 x 1-bed and 6 x 2-bed).			
Drawing Numbers: Site Location Plan; 98-201; 98-202; 98-203; 98-204; 98-205; GA-E-05 Rev B; P683-S152; P683-S150; GA-S-01 Rev D; GA-S-02 Rev C; GA-S-03 Rev C; GA-S-04; GA-P-05; GA-P-06; GA-P-07; GA-P-08; GA-P-09; GA-E-01 Rev C; GA-P--1 Rev E; GA-P-00 Rev F; GA-P-01 Rev C; GA-P-02 Rev A; GA-P-03 Rev C; GA-P-04 Rev D; GA-E-01 Rev A; Letter dated 1st September 2014 from David Maycox & Co; Basement Impact Assessment 14/22463 dated August 2014; Additional information Basement Impact Assessment 14/22463 revised November 2014; 14/22463-1 August 2014; Heritage Collective, Heritage Statement September 2014; Energy and Sustainability Statement August 2014; Archaeological Desk Based Assessment October 2013; Planning Potential Archaeology Statement Addendum - August 2014; Transport Statement 13T57-B August 2013; Planning Potential Transport Statement Addendum - August 2014; Structural Appraisal 3396 August 2014; Structural Appraisal 3396 - Rev A November 2014; Accommodation Schedule; Planning Statement; Geotechnical and Environmental Associates response letter Ref J14339/MC/2;			
RECOMMENDATION SUMMARY: Grant Planning Permission subject to Section 106 agreement.			
Applicant:		Agent:	
147 Kentish Town Road Limited c/o Agent		Planning Potential Magdalen House 148 Tooley Street LONDON SE1 2TU	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GEA)
Existing	A4	Drinking Establishments	463 m ²

Proposed	<i>A2 Financial and Professional</i> <i>B1 Business</i> <i>C3 Dwelling House</i>	<i>634.5 m²</i> <i>697.4m²</i>
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Residential Use Details:										
	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	6							

OFFICERS' REPORT

Reason for Referral to Committee: **The application is for a Minor Development involving the creation of more than 5 new residential units [Clause 3(iii)] and requires a S106 legal agreement which includes obligations for which there is no delegated authority [Clause 3(vi)].**

1. SITE

- 1.1 A three storey building on the corner of Kentish Town Road and Castle Road: the site has a long history as a public house with the current building dating from 1848. It is not listed nor in a Conservation Area, though it is on the Local List.
- 1.2 An Article 4 Direction was served on the property in June 2013 to remove permitted development rights in relation to demolition.
- 1.3 The site is located within the secondary shopping frontage of Kentish Town shopping centre. It is within an archaeological priority zone and is also identified as underground development constraint due to its close proximity to the lost rivers of London.

2. THE PROPOSAL

Original

- 2.1 Planning permission is sought for the redevelopment of the existing former public house (A4 use) including enlargement of the existing basement to create a basement plus two storey with mansard roof extension, mixed use building comprising office space (A2/B1) at basement/ground floor levels and 8 self-contained residential flats (C3 use) at the upper floors comprising 2x1 bed, 6x2 bed with basement and ground level cycle storage and solar panels (PV) on the roof. The redevelopment is proposed following demolition of existing building (A4 use) whilst retaining the front façade to Kentish Town Road and Castle Road.
- 2.2 The proposed building would comprise of an enlarged basement that would involve excavating approximately 3.1m below ground level when measured on Kentish Town Road and would extend under the extent of the site. Above ground, the building would follow the line of the existing single storey extension fronting Castle Road, and would protrude by approx. 2.5m. There would be a set back from Kentish Town Road at roof level to accommodate a mansard roof extension by 1.8m to allow for terraces to the upper level new residential units.
- 2.3 In terms of materials, the front façade of the existing public house is proposed to be retained with the previously removed mouldings and surrounds being replaced. The proposed rear new build element is to be stock brick, with large windows fronting Castle Road in line with those to the existing public house details. The proposed materials for the roof extension are vertical tiling in a dark pre-patinated zinc. The frontage at ground floor level would comprise of double doors within the

existing openings to the retained front façade and 3 large glazed windows fronting Castle Road and 3 solid doors on this elevation to provide separate access to the residential units on the upper floor as well as the refuse storage.

- 2.4 The scheme would provide 418 sq. m of flexible commercial space to use under A2/B1 classes at basement and ground floor levels. The commercial space would be occupied by local estate agents (Ringleys) who currently occupy a corner property on the junction of Kentish Town Road and Royal College Street. The commercial floor space would be accessed via the proposed entrance on Kentish Town Road.
- 2.5 The residential element of the development would be located within the first to third floors of the building. The development proposes 8 residential units; 2x1bed and 6x2 bed. The residential accommodation would have an individual access via Castle Road.
- 2.6 Cycle parking for the commercial element would be provided at basement level and residential cycle parking along with residential and commercial refuse storage will be provided within the ground floor level.

Revisions

- 2.7 Revisions have been received to address the concerns of the Transport Officer in relation to the cycle parking and also to remove the proposed covered lightwells to Kentish Town Road. The Lightwell to Castle Road has also been reduced in size to overcome the Highways Officers concerns.

3. RELEVANT HISTORY

- 3.1 **EN13/0593. June 2013** Enforcement Notice issued regarding the removal of the roof, timber sash windows, rusticated quoins, window architraves with projecting cornices at first floor, bracketed sills and cornice at second floor and cornice at roof level. ***This notice requested the Applicant to completely reinstate the roof, timber sash windows, rusticated quoins, window architraves with projecting cornices at first floor, bracketed sills and cornice at second floor level and cornice at roof level.***
- 3.2 **2013/2482/P** Demolition of public house (Class A4) Prior Approval for Demolition – Approval **Refused 20/05/2013**
- 3.3 **2013/3096/P** Demolition of public house (Class A4) Prior Approval for Demolition – Approval **Refused 18/06/2013**
- 3.4 **2013/5568/P** Redevelopment of existing former public house (A4 use) including enlargement of the existing basement with a basement plus five storey mixed use building comprising office space (A2/B1) at basement/ground floor levels and 9 self-contained residential flats (C3 use) at the upper floors comprising 1x1 bed, 6x2 bed and 2x3 bed including basement level cycle storage and solar panels on the roof following demolition of existing building (A4 use). **Non determination: would have been refused 07/03/2014. Appeal dismissed 08/05/2014.**

- 3.5 2013/6368 – 141 – 145 Kentish Town Road (neighbouring site)** Erection of a mansard roof extension to provide 3 residential units (1x1bed and 2x2bed) (Class C3), and erection of associated bin and bike storage in Castle Place at ground floor level. Granted subject to S106 15/04/2014 – Permission not yet implemented.

4. CONSULTATIONS

Statutory Consultees

4.1 English Heritage GLAAS

The application has been noted as affecting a heritage asset of archaeological interest or lying in an area where such assets are expected based on information held in the Greater London Historic Environment Record and/or made available in connection with this application. There is sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that a condition is applied to require a two-stage process of archaeological investigation comprising firstly evaluation to clarify the nature and extent of surviving remains followed, if necessary, by a full investigation.

Officers Response: Conditions required by English Heritage (GLAAS) have been added to the draft decision notice.

4.2 Transport for London (Borough Planning)

TfL have no issues with the development once built, however TfL request further information regarding construction to assess the impact on the TLRN and LU.

Officers Response: a Section 106 legal agreement has been drafted to secure the submission of a construction management plan. This would need to be submitted prior to construction and this document would go into detail regarding trips and drop offs.

4.3 London Underground Infrastructure Protection

No objection in principle. There are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. This site is adjacent to South Kentish Town station which is located on the High Barnet branch of the Northern Line railway between Camden Town and Kentish Town stations. The station is disused in terms of its use as a station for customer access to the Northern Line railway. It does however remain functional in terms of providing emergency escape and forced ventilation.

The station has a basement level and vaults beneath the footway within Kentish Town Road. The wall adjoining the adjacent premises at 147 Kentish Town Road is a party wall. There are three shafts within the station that extend from ground to tunnel level (two at 23' diameter and one at 16' diameter). The Northern Line tunnels extend generally parallel with the alignment of Kentish Town Road, at approximately 13m below the existing road level. The tunnel ventilation intake / outlet is located in an open area at the rear of the former station building, adjacent to 147 Kentish Town Road. It is imperative for the continued safe operation of the

railway that any works proposed to this building (including demolition) are agreed with London Underground prior to being commenced on site.

Therefore, they have requested the following information is prepared in consultation with London Underground which provides details on the following:

- Provides details on all structures
- Accommodate the location of the existing London Underground structures and tunnels
- Accommodate ground movement arising from the construction thereof
- And mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

Officers Response: The conditions required by London Underground have been incorporated in the Basement Construction Plan which shall be secured through S106.

Local Groups

4.4 Kentish Town Neighbourhood Forum object to the application as follows:

- The proposal does not have an understanding of the site nor its context
- The proposal does not integrate with the surroundings nor reinforce local character and streetscene.
- The proposal should identify and extrapolate key aspects of character or design cues from the surrounding area.
- The design of the roof extension is in no way appropriate to the shape and architectural detailing of the original Victorian façade.
- The plans submitted do not indicate the appearance and quality of the reinstated mouldings and elements that were previously demolished and which the applicant is obligated by law to replace in their original condition.
- Details of windows, doors and external materials have not been shown on the plans.

4.5 **Adjoining Occupiers**

Original	
<i>Number of letters sent</i>	115
<i>Total number of responses received</i>	30
<i>Number in support</i>	4
<i>Number of objections</i>	21

Two site notices were displayed outside the site on 24th September 2014. A press notice was also advertised on 25th September 2014.

Campaign for Real Ale:

While it is some time since this building has actually operated as a pub, they are disappointed that the plans submitted have not given any thought or consideration to returning this to public house A4 use. There has been a resurgence of interest in beer and brewing in London and in Kentish Town in particular, which would make

the restoration of the Castle a great opportunity. As such the current plans are a missed opportunity.

Kelly Street Residents Association

Object to some aspects of the proposal to rebuild The Castle, 147 Kentish Town Road, behind the retained facade. They do not object to the application in its entirety, but have the following concerns:

- Consider the scale and massing of the development to be acceptable, but think that the roof level proposals are not in keeping with the existing building or the precedent examples and include insufficient detail.
- The overall proportions of the fenestration are fine; but the applicant should be required to provide detailed drawings of the fenestration and framing, including how the office glazing meets the ground and how appropriate privacy for the residential units might be provided, with translucent or opaque glass panels set within the proposed glazing frames rather than always having floor to ceiling glass.
- The design statement also makes reference to reinstating the original design of the plaster mouldings to the existing building; however, to ensure appropriate quality, the applicant should be required to submit 1:5 detailed drawings of the proposed mouldings.
- The proposed brick does not appear to have the same character and variation as the wider streetscene.

The following concerns were raised by the neighbouring objectors to the scheme:

Design

- The elevation to Castle Street of the new building is entirely unsatisfactory and needs to be redesigned.
- The new part steps out from the old building and unless carefully handled will dominate the historic facades we are all so anxious to preserve.
- The elevation proposed is crude, fussy and a muddle of discordant elements.
- The roof extension is crude and sits uncomfortably on top of both the old and new parts of the building.
- The lack of information on the drawings submitted is lamentable.
- The third floor extension is of poor quality and has little architectural merit to commend it.
- The third floor extension breaks the roof line with the adjoining building at Kentish Town Road even allowing for the proposed extension to that adjoining building. In this regard, it will appear obtrusive and out of keeping with the context in which it will sit.
- The window surrounds of the first and second floors of the Castle Road elevation are also out of keeping with the existing façade and the front elevation creating an overall impression of disharmony between the facades of the existing building.
- The proposed building is ungainly and uncomfortable for the site, top heavy.
- Design wise the development is too large for the plot;
- The roof should be a softer mansard roof in keeping with the Victorian pub.
- They should restore the building to its former state.

Demolition

- The fundamental objection is the demolition of the internal structure of the Castle building, which has the status of a non-designated heritage asset (as defined in the National Planning Policy Framework).

Enforcement Notice

- In relation to the retained facades, no details have been included to show the appearance, or any notes that define the quality of those elements which have been prematurely demolished, and which are required under an enforcement notice to be returned to their original condition.
- The presence of historical features, both internal and external, is essential to the building's character. To have them removed and not replaced is entirely to dismiss their value, and to ruin the community value of the building.
- Given the cavalier attitude of the applicants and their lack of co-operation with both Camden council officers and the Planning Inspectorate I am concerned that the architectural features required to be restored i.e. to completely reinstate the roof, timber sash windows, rusticated quoins, window architraves with projecting cornices at first floor, bracketed sills and cornice at second floor and cornices at roof level - will not be completed in a satisfactory manner using appropriate materials and skills.
- "We, Kentish Town residents, want the architectural features replaced as demanded by Camden".

The Proposed Use

- If the building is re-established classified as a Business and dwelling, the historic character will be undermined or completely lost.
- The main reason that the local community and other interested parties requested local listing for this building was not only its demolition without consent, but the fact of this being a site (originally larger than the one this Castle PH sits on) where there had been an inn/tavern/hostelry since 1651 and some say earlier.

Other comments

- The "consultation" has been half hearted at best.
- Ringley's history of disregard of historic structure on the site they own now is a discouraging indicator of their approach to this building.

5. **POLICIES**

5.1 **National and Regional Policies**

National Planning Policy Framework 2012
London Plan 2011

5.2 **LDF Core Strategy and Development Policies**

CS1 - Distribution of growth
CS5 - Managing the impact of growth and development
CS6 - Providing quality homes
CS8 - Promoting a successful and inclusive Camden economy
CS11 - Promoting sustainable and efficient travel

CS13 - Tackling climate change
CS14 - Promoting high quality places and conserving our heritage
CS15 - Protecting and improving open spaces & encouraging biodiversity
CS16 - Improving Camden's health and well-being
CS17 - Making Camden a safer place
CS18 - Dealing with waste
CS19 - Delivering and monitoring the Core Strategy

DP2 - Making full use of Camden's capacity for housing
DP3 - Contributions to supply of affordable housing
DP5 - Housing size mix
DP6 - Lifetime homes and wheelchair homes
DP13 - Employment sites and premises
DP16 - Transport implications of development
DP17 - Walking, cycling and public transport
DP18 - Parking standards and the availability of car parking
DP19 - Managing the impact of parking
DP20 - Movement of goods and materials
DP21 - Development connecting to highway network
DP22 - Sustainable design and construction
DP23 - Water
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
DP31 - Provision of and improvements to public open space

5.3 **Supplementary Planning Policies**

Camden Planning Guidance (CPG) 2011 and 2013

- CPG 1 Design
- CPG 3 Sustainability
- CPG 4 Basement and Lightwells
- CPG 5 Town centres, retail and employment
- CPG 6 Amenity
- CPG 7 Transport
- CPG 8 Planning obligations

6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application and summarised as follows:

- Land use: mixed use development
- Housing
- Design
- Neighbour Amenity
- Amenity
- Sustainability/biodiversity
- Transport

- Basement
- Other matters including financial contributions,
- Community Infrastructure Levy (CIL)

Land Use

- 6.2 The proposal would result in the loss of a pub. It is understood that the pub closed in 2011 and has remained vacant since this time. The aim of policy DP15 is to protect pubs that serve a community role beyond what could be considered the normal operation of a pub. DP15 refers to providing space for evening classes, clubs, meetings or performances as an example. There does not appear to be any evidence to suggest that the pub previously provided a community role as defined by DP15. Due to this and the property been empty for some years, the loss of the pub in this instance is considered acceptable.

Creation of A2/ B1 use

- 6.3 The planning statement suggests that the basement and ground floor would be used as estate agents/offices to support the estate agent. CPG5 identifies the site as falling within the secondary shopping frontage of Kentish Town centre. The express controls within this frontage are that A1 should remain at 50% minimum with no more than 3 consecutive premises should be in non retail use. The change of use from a pub (A4 use) to estate agents (A2/B1 use) would not impact on the percentage of existing retail units within the frontage.
- 6.4 Supporting paragraph 12.4 of Policy DP12 confirms that town centre uses include offices (B1(a)). The proposed design offers an active frontage which would provide services for visiting members of the public. The change of use to A2/B1 does not improve the future shopping provision of the centre however it does provide services for visiting members of the public and may be considered to have an acceptable impact on the character of the centre.

Principle of residential use

- 6.5 The provision of new housing in appropriate areas is a core principle of the development plan and policy CS6 seeks to make the best use of the borough's capacity for housing. The local area has a mix of residential and commercial uses and is considered to be an appropriate location for residential flats.

Housing: unit mix and sizes

- 6.6 Policy DP5 expects all development to contribute a range of home sizes. The residential component of the development includes 2x1 bed units and 6x 2 bed units as set out in the table below. Policy DP5 expects all development to contribute a range of home sizes. The Council's highest priority in private housing is 2 beds of which 6 will be provided. The possibility of providing three bed flats was explored within this scheme but not found to be practical within the layout.
- 6.7 Policy DP3 provides a clear rationale for seeking affordable housing in schemes for 10 or more additional dwellings or 1000m² of floorspace (gross external area). The proposal would not exceed 1000 sq. m (net) of new residential floorspace (the

proposal includes 697.4sqm of residential floorspace) or 10 new residential units and would therefore not trigger the requirement to provide affordable housing.

Quality of new residential accommodation

- 6.8 Development Plan Policy DP26 requires residential developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes, amenity space and an internal living arrangement which affords acceptable levels of sunlight, daylight, privacy and outlook.
- 6.9 With regards to dwelling and room sizes, all 8 flats would meet, with many exceeding, the minimum space standards set out in the Mayor of London's Housing SPG. The standards in this guide exceed Camden's Planning Guidance, for example Camden requires 48 sq. m for a 2 person flat, whereas the Mayor of London's SPD is 50 sq. m. All flats would also have usable layouts to maximise functionality and liveability for future occupiers. The flats would be accessed via the newly created entrance area at ground floor level from Castle Road using a centrally located lift core.
- 6.10 Two glazed internal voids are proposed and which will be providing light to the lower levels as well as internal amenity space for some of the units. Unit 7 and 8 would have access to an external terrace to the front elevation on Kentish Town Road and Castle Road which would be within the setback from the front elevation of the lower levels. It is considered that the proposal is in line with DP26 and provides an acceptable standard of accommodation.

Lifetime homes standards

- 6.11 As a new build development Approved Document M of the Building Regulations (ADM) will apply to both dwelling and non-dwelling sections of the development. In addition planning policy DP6 will require all dwellings to be designed to fully comply with Lifetime homes standards and the bedrooms are to be suitable for or easily adaptable for wheelchair users. With the exemption of unit 6 (due to the heights of the cills on the retained façade) all units will be lifetime homes compliant.
- 6.12 The applicant has confirmed that the ground floor to Kentish Town Road has a level threshold from the street into the building as does the side entrance from Castle Road to the Residential units and there is no height difference. This complies with Camden policies and is acceptable.

Design: Demolition of the existing building

- 6.13 This three storey former pub occupies a key focal position close to the historic junction of Kentish Town Road and Royal College Street. The building effectively has two principal elevations, designed to be seen when approaching from different directions, along Kentish Town Road, Royal College Street and Castle Road.
- 6.14 The design of the Kentish Town elevation is well considered and follows the Italianate palazzo pattern type popular with Victorian speculative builders. The

ground floor is the grandest with high floor to ceiling and large window proportions and as the building rises the floors have an understandable hierarchy.

- 6.15 The existing building is also subject of an Article 4 Direction which prevents it demolition without approval. It was the Council's view that this building should be considered as an undesignated heritage asset as defined by the NPPF and that it has significant value in terms of its contribution to the architectural and historic character and appearance of this part of Kentish Town. Public house architecture of this calibre is being lost at an increasing rate which harms the streetscape and local architecture and was designated as such in September 2013.
- 6.16 The applicants previously undertook works of demolition, including the removal of the roof leaving the building open to the elements, as well as the removal of part of the top parapet wall. They subsequently submitted a Prior Approval for Demolition; which was refused. The building has now been made 'water tight' and the Council's Building Control Officer has recently visited the site to ensure its structural stability. The building is currently enclosed behind protective plastic sheeting, which screens the building from public view, however there are oblique views to the facades through the occasional gaps in the protective sheeting.
- 6.17 The removal of the original architectural features has seriously diminished the architectural and historic interest of the building. It is possible to re-instate all damaged stucco and architectural features as part of the restoration of the facades in accordance with the requirements of the Enforcement Notice.
- 6.18 The proposal seeks to retain the front façade of the existing pub element and demolish the rest of the building behind the façade as well as the later addition to the rear of the existing pub. Options for retaining the building were explored. At present, although the building is water tight, it is not in a fit condition for any beneficial use. There are no other plans or proposals for bringing the building back into use or enhancing its contribution to the character and appearance of the wider area. Whilst there is no evidence that the building is in imminent danger of collapse or total loss, it would deteriorate without additional work. It is considered that the benefit of retaining the front façade and redeveloping the site would outweigh the harm to a building on the Local List.
- 6.19 Of key importance is the retention and restoration of the particularly fine former Castle Public House façade. Through this proposal the facade will now continue to stand as a historic landmark in Kentish Town lending a sense of place and contributing to the local distinctive character. Considering that the architectural integrity of the building is within the elevations, through balancing the overall harm vs the benefit of the scheme of bringing this building back into use, the retention of the front façade and the demolition of the rest of the building in this instance is considered reasonable. The proposal will retain the character and appearance of the wider street scene.

Design: Replacement Building

- 6.20 The proposal includes the retention of the front façade to the corner element of the scheme and the substantial redevelopment to the rear and out over the existing

single storey element and the existing pub garden. In the recent appeal decision the Inspector made reference to evidence which showed that the “building formed an attractive feature within the local townscape”. The upheld enforcement notice requires the re-instatement of a number of features, including the roof and many decorative plaster mouldings; this scheme through retaining the front façade provides such re-instatement.

- 6.21 The rear element of the scheme is proposed to be basement plus three storeys building out to the building line fronting Castle Road. The detailed design of the rear part of the element is proposed to have similar fenestration detailing to that of the retained front façade of the corner property. The revised scheme is one storey lower than the previously refused application.
- 6.22 The design of the proposed development to the rear acts as an architectural link with the solid and generous proportions of the former pub with the modest remnant of Victoria houses to the west. The scheme takes its lead from the general proportions of the masonry and fenestration of the former pub however it remains subordinate in that the roof level is stepped down below the Kentish Town building and the fenestration of the upper floor is also stepped down. There is a clear hierarchy of floor levels to the new elevation and deference to the historic building.
- 6.23 The proposal also includes the introduction of a contemporary roof extension, set back from the front façade covering the front building and stepping down to meet the rear new build element of the proposal. Much discussion was had through the design process discussing a traditional addition at this level or a more contemporary addition. It was recognised that to introduce a mansard type roof extension to the historic building would cause both a visual and practical clash between the two buildings. It was considered that a contemporary design approach could provide additional accommodation within a minimal, pared back upper storey which would sit unobtrusively behind the substantial parapet of the Victorian elevations. Other similar contemporary extension schemes have been successfully achieved.
- 6.24 Critical to obtaining a high quality scheme is to ensure the details of the new build element are agreed by condition. The reinstated elements of the pub need to be exact replica of those which have been removed. The timber windows, entrance doors, all the stucco details, materials and repairs to the brickwork will need to be agreed and therefore conditions recommending the details are submitted to the Council prior to their reinstatement are recommended. The materials and details of the new build elevations are also highly important and will also need to be submitted for approval by the planning authority.
- 6.25 This proposed scheme involves the full restoration of the former Castle Public House façade which is suffering structurally and deserves to be restored. The existing rear yard is generous and scope to develop this part of the site is considered acceptable as the proposed rear extension would sit in line with the buildings along Castle Road and would not dominate or detract from the corner building or the wider streetscene.

Enforcement and Implementation

- 6.26 On 16th July 2013 an enforcement notice was served requesting that the applicants “Within 2 months completely reinstate the roof, timber sash windows, rusticated quoins, window architraves with projecting cornices at first floor, bracketed sills and cornice at second floor and cornice at roof level.” This notice was then appealed, the appeal was dismissed and the enforcement notice was upheld. The decision was made on 27th March 2014, giving the applicants 2 months to reinstate the works as stated within the enforcement notice.
- 6.27 Whilst it is accepted that due to the works included within this scheme means that the roof cannot be reinstated in conjunction with the wording of the enforcement notice, the rest of the details can be reinstated to the retained front corner façade which will enhance and retain the character and appearance of the streetscene.
- 6.28 An issue of concern to the Council and local residents is the need to secure as far as possible the sensitive restoration of the removed features and protect the front façade in line with the enforcement notice. Therefore, it is recommended that a head of term is added to ensure that:
- the building is kept wind-proof and watertight until the restoration works are completed
 - the structure is protected in line with the Structural Appraisal as discussed in paragraph 6.42
 - the original features are reinstated
- 6.29 The applicants have been working with the Council to ensure that a scheme overcame the previous concerns of the appeal scheme. However the priority for all is to reinstate the facades and bring the site back into active use. The building is currently in a state of disrepair and the building has been stripped of most of its internal and external fabric. It is considered that given the building is in a poor state of repair and as unauthorised works have been undertaken to the building, the time period for the planning permission should be limited to a year in order to ensure the building is brought back into use as soon as possible.
- 6.30 An informative warning of Enforcement action is also recommended in order to ensure that the front facade is returned to its original state if these permissions are not implemented.

Neighbouring Amenity

- 6.31 The Inspector in relation to the previously refused scheme noted that the height and bulk of the building would appear dominant and overbearing when seen from the residential properties on the other side of Castle Road. It is considered that this present scheme seeks to overcome these concerns through providing a lower building and one which is not considered to dominate the neighbouring buildings.
- 6.32 A Sunlight and Daylight report has been submitted in support of the application. It states that “insofar as light from the sky is concerned, the scheme is wholly BRE compliant. Insofar as sun lighting is concerned, the scheme is virtually wholly BRE compliant.” The retained sky component to the ground floor level windows at 4

Castle Road will be in excess of 27% and any loss will be less than 0.8 times its former value. However, this would be mitigated by the distance between the properties being positioned across the street from one another and the fact that the directly facing properties do serve residential windows at ground floor. Furthermore, the form of the side wall of 3 Castle Road indicates that this was once a continuous terrace. The building gap appears to be as a result of demolition during the twentieth century, perhaps war damage. As a result “on balance”, it would not be reasonable to refuse the application on this basis.

Noise

- 6.33 A basement plant room is proposed. The exact plant specifications are unknown at this stage. Noise can have a major effect on amenity and health and therefore quality of life. Policy DP26 and DP28 seek to ensure that new development does not cause noise disturbance to future occupiers or neighbouring properties. It states that development will not be granted for development that is likely to generate noise pollution or development that is sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided. It also states that the Council will seek to minimise the impact of noise from demolition and construction.
- 6.34 There are no noise breakouts from the basement plant room. A Noise and Vibration report has not been provided in support of the application and therefore a condition is recommended to be added to ensure that the plant would be designed to meet the Council's noise standards of 5dBA below background levels if it were to be proposed to have external ventilation.

Basement Development

- 6.35 Policy DP27 and CPG4 state that developers will be required to demonstrate with methodologies appropriate to the site that schemes for basements maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 6.36 As detailed in section 2, the proposal incorporates a single storey basement under the whole site. There is an existing basement below the pub building but not the beer garden to the rear. It is proposed to develop the entire site at basement level. To Castle Road a lightwell is proposed with pavement lights, whilst covered lightwells were also proposed on the Kentish Town Road elevation, these have been removed through the process of the application. The proposal would double the footprint at this level to 304sqm. The floor-to-ceiling height would be 2.7m. Taking into account the thickness of the ground and basement floorplates, the overall depth of the excavation would be 3.1m. The entire site is hard-landscaped so there would no loss of permeable soft-landscaped area.
- 6.37 In order to respond to the requirements of policy DP27 and CPG4 the application documents include the following:

- A Basement Impact Assessment report has been submitted in support of the application which has been produced by Site Analytical Services Ltd, dated August 2014; and
- Richard Watkins and Associates Limited have prepared a document entitled Structural Appraisal of Planning Scheme and dated August 2014. This document considers the structural aspects of the proposed development including façade retention and the basement construction.

- 6.38 The Basement Impact Assessment and related documentation submitted by the applicant has been subject to independent verification. Owing to the nature of the proposals the BIA submitted goes beyond the screening stage as identified in CPG4. In such instances the Council seeks for all information to be independently verified.
- 6.39 Geotechnical and Environmental Associates carried out an independent review of the Basement Impact Assessment and found that an inadequate assessment of the impact and its construction were included within the report. Whilst it was undertaken generally in accordance with the processes of CPG4, the assessment of the impact of the basement was not adequately completed. The impacts on groundwater flow and surface waters were considered to have been satisfactorily addressed, but the stability aspects required more detailed assessment. The Independent report was then sent back to the agents and revised/updated information was then reassessed by GEA.
- 6.40 The submitted BIA was revised by Site Analytical Services Limited (SAS) and GEA consider that the additional information provided in relation to the revised BIA is considered sufficient to address the inadequacies identified in the previous report.
- 6.41 Previously, GEA had raised concerns that the heave of the soils within the proposed basement were considered to be inadequate. Additional information has been provided as part of the resubmission and GEA consider this information to be acceptable. It was also noted that the excavation of a basement would cause heave of the underlying London Clay and the BIA did not demonstrate a clear understanding of the heave mechanism or how it might be dealt with. Further information has been provided in this respect. GEA agree with the conclusions made in the BIA that there is likely to be little movement arising from the works. GEA also noted a number of shortcomings in the site investigation. This information has now been provided within Appendix A of the BIA. Logs for Boreholes number 1 and 2 and Trial Pits 1 to 4 have now been provided and GEA consider that the information is considered acceptable and in line with CPG 4.
- 6.42 GEA has found that the revised Basement Impact Assessment has addressed some of the concerns previously raised, but there was one item which required further consideration. GEA agree with the conclusions which have been made within the BIA report subject to details of calculations on mitigation measures. This information is not yet available and will be prepared during the detailed design. Therefore it is recommended that a Basement Construction Plan is secured as a head of term within the S106. This will secure details on monitoring and design in line with the BIA and the structural report.

Retention of the Front Façade

- 6.43 A temporary steel structure is proposed to support the facades to Kentish Town Road and Castle Road. The steelwork is to be supported upon spread foundations bearing upon the London Clay. Following on from the BIA, GEA requested further information and clarification on some of the points raised. Initially no detail was provided as to the likely range of design bearing pressures to be adopted or the thickness of the foundation. This information has now been provided.
- 6.44 GEA commented that the construction proposals for the lightwell were very much outline and required further refinement. In relation to the information submitted in respect to the ground movement and structural monitoring are considered acceptable in this instance.
- 6.45 In relation to the submitted information, the survey information and analysis within the BIA and the Structural Report provides a comprehensive picture of existing soil and water conditions and anticipate potential changes in ground conditions as a result of the proposed basement. The reports demonstrate that sufficient consideration has been given to the structural and groundwater implications of the development commensurate with the scale and nature of the proposals. The details accordingly satisfy policy DP27 and CPG 4.
- 6.46 Furthermore within the S106 a provision is recommended that a Basement Construction Plan is secured to details of method, monitoring and design. The submitted BIA and Structural Report will form an integral part of such a plan but further detailed design will be included. London Underground has requested further details in relation to how the proposals relate to their neighbouring tunnels and this would be picked up through the Basement Construction Plan. It is considered that the Basement Construction Plan would further satisfy policy DP27 and CPG 4.

Sustainability

- 6.47 London Plan climate change policies and Camden's Core Strategy and Development Policies CS13 and DP22 require all developments to contribute to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.
- 6.48 A Sustainable Energy Statement has been prepared by EPS Group part of the application. The overall approach to reducing CO2 emissions should be through a range of measures in line with the energy 3-step hierarchy of i) using less energy; ii) supplying energy efficiently; and iii) using renewable energy.
- 6.49 Air Source Heat Pumps (ASHP) and Photovoltaic Panels (PV panels) are proposed to be the most appropriate technologies for incorporating within the scheme. The PV panels are shown on the roof plan as being flat. They will not be visible from the street nor wider vantage points. This is considered acceptable in design terms as well as sustainability terms as the proposal is in line with the required reductions for a scheme of this size. Air Source Heat Pumps are also proposed to be incorporated into the scheme. It is noted that they are to be located within a void ar

basement level, yet limited detail of their precise location has been provided and therefore it is recommended that a condition is added to any permission to ensure that details are submitted to the Local Authority prior to the works taking place to ensure that they are located within the most reasonable location and would not have an impact on the occupiers nor neighbours of the scheme.

- 6.50 The proposals achieve a 37% reduction in CO2 emissions in line with Part L 2013 regs, therefore, meeting the London Plan requirement for major developments and meeting the requirements of CS13. The verification that the development as constructed to ensure these targets would be achieved, were permission to be granted, would be secured by s106 agreement for the submission of a renewable energy and energy efficiency plan, and for a sustainability plan.

Code for sustainable homes (CfSH)

- 6.51 This requires developments to minimise overheating and contribution to heat island effects, minimise solar gain in summer, contributing to flood risk reductions, including applying sustainable urban drainage principles, minimising water use and protecting and enhancing green infrastructure. Camden Planning Guidance (CPG3 2011) sets target ratings in various subcategories for CfSH. The CPG expectation is that percentage targets of 60:60:40 are achieved for the respective subcategories of Energy/Water/Materials.
- 6.52 The applicant has prepared a Code for Sustainable Homes pre-assessment for the residential accommodation element of the scheme. The pre-assessments show an indicative strategy for meeting ratings of level 4. The site wide energy strategy, water efficient fixtures and fittings and proposed use of materials would ensure that percentage scores of 66%, 66% and 42% are achieved in the respective sub-categories of energy, water and materials. This meets and slightly exceeds the percentage targets and would be considered acceptable.
- 6.53 A post-construction sustainability statement would be required in line with the submitted pre-assessment and secured through section 106.

Transport and Highways

Car Parking

- 6.54 This site is in a very high PTAL (6b) and within a CPZ (CA-F), which is already at capacity; as such it is suitable as a car free development. No off-street parking is currently provided as part of the existing site and none is proposed for the residential element of the scheme. In line with primarily policy DP18, given the site has a PTAL rating of 6b, all 8 residential units would need to be designated as being car free units. This is in order to ensure the proposed scheme does not lead to an increase in pressure on on-street parking permit spaces. This would be secured via Section 106 Legal Agreement.
- 6.55 The proposal would retain the opportunity to apply for business parking permits. This is considered reasonable given the nature of the new commercial business.

Cycle Parking

- 6.56 Camden's Parking Standards (and those of the London Plan) for cycles, policy DP18, states that one storage or parking space is required per residential unit up to two bedrooms, for residential units with three or more bedrooms, two spaces are required. The proposal is for 8 residential units not including any three bedroom units; therefore 8 cycle storage/parking spaces are required. The applicant has included plans for 20 bikes within dedicated storage areas within the basement level and the ground floor level. 14 spaces for the residential element of the scheme and 6 for the commercial element are proposed. This would exceed the cycle storage requirement. The residential cycle parking is at ground floor and the commercial element is proposed at basement level. The proposals are considered to comply with the CPG guidance and are recommended to be secured via condition.

Commercial Travel Plan

- 6.57 Whilst it is accepted that there is a commitment to encouraging more sustainable transport amongst residents included with the submitted information (page 10, Transport Statement), Transport Officers have requested a full travel plan is secured to cover the whole site. Currently the floor plans show over 50 workers within the commercial space, which triggers the requirement for over the 50 workers figure for a travel plan to be secured on a development. Such a Travel Plan will include details of how staff and visitors to the commercial elements travel to the site. This is recommended to be secured through a S106.

Construction management plan (CMP)

- 6.58 DP21 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106. Due to the nature and scale of the development a CMP would be required. Such a requirement is recommended to be secured through a section 106 legal agreement.
- 6.59 Servicing the site during the demolition and construction phases it is considered acceptable that the site would be serviced from Castle Road. Servicing from the Kentish Town Road frontage would not be considered acceptable as there are yellow box markings within the extent of the traffic signalised junction. Any servicing from the Kentish Town Road frontage would have an unacceptable impact on the operation of the public highway (traffic congestion and road safety issues).

Servicing

- 6.60 Servicing of the site once the development is completed will be done via Castle Road. The refuse storage for both the commercial and residential element fronts this road and as it is quieter than Kentish Town Road, it is not considered to have a negative impact on the wider transport network.

Highways works

- 6.61 In order to cover the costs of any damage caused to the public highways during the construction phase of this development, and to ensure that the footway ties the development into the surrounding urban environment, a financial contribution is considered to be required to repave the footway adjacent to the site on Kentish Town Road and Castle Road. An estimate cost for the works would be £14,653 and is recommended to be secured via S106.

OTHER MATTERS

Archaeological assessment

- 6.62 A large part of Kentish Town Road including the application site is located in an archaeological priority area. As recommended by English Heritage a desk-based archaeological study has been submitted. This indicates that while the site is located on a historic corridor of development, later developments on the site, in particular dating from the Victorian era, have compromised any archaeological remains. This is confirmed by the results of the borehole investigations. Within their observations, English Heritage GLAAS have recommended a number of conditions which should be added to any permission. Such conditions ensure that archaeologist would inspect and oversee the works at regular intervals.

Refuse and recyclable storage

- 6.63 Refuse and recyclable storage, sufficient to serve the development, is provided within the building at ground level and will be accessed from Castle Road. A condition is recommended to be added to the draft decision notice to ensure the design and method of waste storage is submitted to and approved by the Local Planning Authority.

Public open space

- 6.64 Policies CS15 and DP31, in addition to CPG6/8 require developments of 5 or more additional dwellings which give rise to an overall increase in the number of visitors or occupiers to contribute to the provision of public open space. It is expected for new developments to provide for the open space needs of its occupiers at a ratio of 9sqm per residential occupier. This would normally be expected on site in areas with an under provision of open space or in developments which provide 100 or more dwellings, otherwise a financial contribution may be made towards the provision or enhancement of open space off-site. In this instance it is not practical to provide public open space on site as the existing building covers the entire footprint. In line with Camden Planning Guidance a financial contribution of £9,458 for the provision of new or improved public open space is sought to be secured via a S106 legal agreement.

Educational infrastructure

- 6.65 A financial contribution towards educational infrastructure is also required in line with CS10, CS19 and DP15. Each new dwelling created in the Borough places increased pressure upon education places and costs. Hence CPG provides a formula which is applied across the Borough, is proportional to the number and size of dwellings proposed and will be used to improve capacity and expand education

provision to accommodate additional children. In line with CPG guidance the contribution amounts to £13,278 (2 x 1 bed - no contribution; 6 x 2 bed – 6 x £2213 = £13,278). Such a contribution is sought to be secured via a s106 agreement.

CIL

- 6.66 The proposals are liable for the Mayor of London's Community Infrastructure Levy (CIL), as residential units are sought to be created. The CIL will be collected by Camden after the scheme has been implemented and will be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative is recommended reminding the applicant of the CIL requirement.

7. CONCLUSION

- 7.1 This proposal is considered to overcome the previous reasons for refusal and would meet the requirements of the Enforcement Notice on the site. Considering that the architectural integrity of the building is within the elevations themselves, through balancing the overall harm vs the benefit of the scheme of bringing this building back into use, the retention of the front façade and the demolition of the rest of the building in this instance is considered reasonable. The proposal will retain the character and appearance of the wider street scene. The development is considered to be an appropriate land use and of a design that would provide a high quality contemporary addition to the wider area. The proposal is considered to be an appropriate form of development which would accord with the relevant policies of the Local Development Framework. A Section 106 legal agreement is recommended to be secure and it is considered any impact of the development would be suitably mitigated.
- 7.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-
- Car Free
 - Open Space Contribution of £9,458
 - Educational Contribution of £13,278
 - Code for Sustainable Homes Post Construction Review
 - Construction Management Plan
 - Highways Contribution of £14,653
 - Travel Plan
 - Retention and Implementation of the front façade
 - Basement Construction Plan

8. LEGAL COMMENTS

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of one year 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: Site Location Plan; 98-201; 98-202; 98-203; 98-204; 98-205; GA-E-05 Rev B; P683-S152; P683-S150; GA-S-01 Rev D; GA-S-02 Rev C; GA-S-03 Rev C; GA-S-04; GA-P-05; GA-P-06; GA-P-07; GA-P-08; GA-P-09; GA-E-01 Rev C; GA-P--1 Rev E; GA-P-00 Rev F; GA-P-01 Rev C; GA-P-02 Rev A; GA-P-03 Rev C; GA-P-04 Rev D; GA-E-01 Rev A; Letter dated 1st September 2014 from David Maycox & Co; Basement Impact Assessment 14/22463 dated August 2014; Additional information Basement Impact Assessment 14/22463 revised November 2014; 14/22463-1 August 2014; Heritage Collective, Heritage Statement September 2014; Energy and Sustainability Statement August 2014; Archaeological Desk Based Assessment October 2013; Planning Potential Archaeology Statement Addendum - August 2014; Transport Statement 13T57-B August 2013; Planning Potential Transport Statement Addendum - August 2014; Structural Appraisal 3396 August 2014; Structural Appraisal 3396 - Rev A November 2014; Accommodation Schedule; Planning Statement; Geotechnical and Environmental Associates response letter Ref J14339/MC/2;

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), and external doors;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels for all elements both new and for re-instatement, at a scale of 1:10;

c) Manufacturer's specification details of all facing materials of the roof extension (to be submitted to the Local Planning Authority) and samples of those materials (to be

provided on site).

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing 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 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 Prior to the relevant element of the scheme commencing, full details of a scheme for the Air Source Heat Pumps, including manufacturers specifications, height, location, noise levels and attenuation, as well as an acoustic report demonstrating that the proposal will meet the noise standards outlined in condition 6, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

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 policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the relevant element of the scheme commencing, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new 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 Prior to the relevant element of the scheme commencing, details of secure and covered cycle storage area for 20 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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 policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 11 (A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to minimise damage to the important archaeological remains which exist on this site, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 12 A sample panel (1.5m x 1.5m) of the facing brickwork to the new build rear element of the scheme demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Before any works hereby authorised begins, steps shall be taken to secure the safety and stability of the retained northern and eastern façades of the public house part of the building which are to be retained in accordance with the Structural Appraisal hereby approved and condition 3 (approved plans condition). Such steps shall include both temporary and permanent measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection for the building against the weather during progress of the works. The development shall not be carried out other than in accordance with the Structural Appraisal.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 14 For the avoidance of doubt, the fabric of the northern and eastern facade of the public house building shall be retained as part of the development hereby permitted.

Reason: In the interests of proper planning and clarity and in order to demonstrate that the existing public house facade is a fundamental element of the scheme hereby approved and 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 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 The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation;

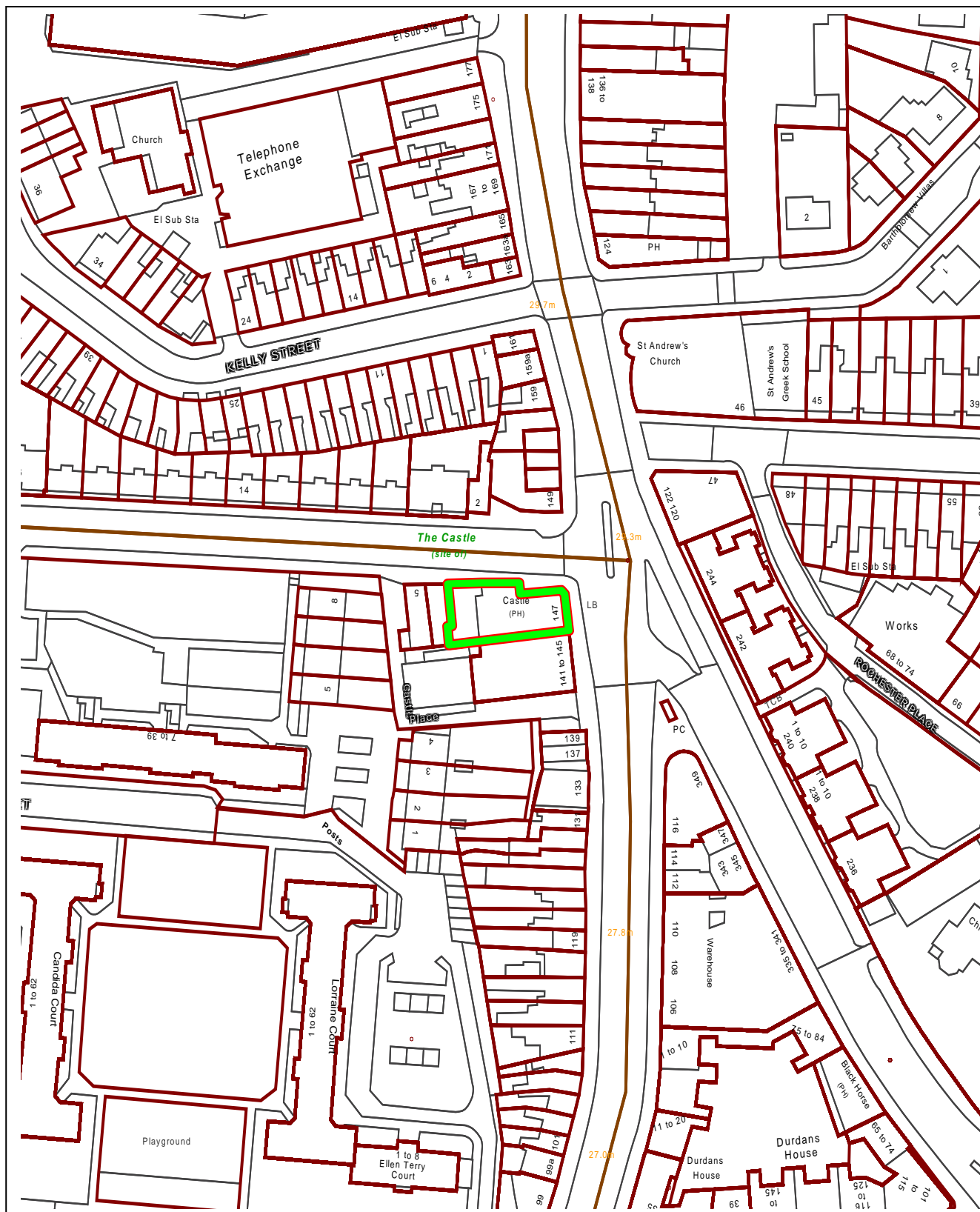
construction methods; security; boundary treatment; safety barriers; landscaping and lighting.

- 5 Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 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 Noise and Licensing Enforcement Team, 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.
- 8 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.
- 9 You are reminded of the need to comply with those requirements of the Enforcement Notice dated 4th of June 2013 which are not overcome in this permission.

These requirements need to be fully complied with under a timetable to be agreed with the Council's Planning Enforcement Team.

The Enforcement Notice required complete reinstatement of the roof, timber sash windows, rusticated quoins, window architraves with projecting cornices at first floor, bracketed sills and cornice at second floor and cornice at roof level.

You are advised that an Enforcement Notice is due to be complied with and you are currently at risk of prosecution.



Application No: 2014/5900/P

**The Castle
147 Kentish Town Road
London
NW1 8PB**

**Scale:
1:1250
Date:
8-Jan-15**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

The map displays the following streets and features:

- Kentish Town Road:** A major road running vertically through the center of the map.
- Castle Road:** A horizontal road located to the left of Kentish Town Road.
- Castle Place:** A diagonal road running from the bottom left towards the top right, intersecting Castle Road and Kentish Town Road.
- Royal College Street:** A diagonal road running from the bottom right towards the top right, intersecting Kentish Town Road.
- Rochester Place:** A small street branching off from Royal College Street.
- Highlighted Property:** A red rectangle outlines a property located between Castle Road and Castle Place, adjacent to Kentish Town Road. The property is situated between house numbers 141 to 145 on Castle Place.
- Other Labels:**
 - House numbers: 1, 2, 3, 4, 5, 8, 11, 14, 161, 159, 149, 141 to 145, 139, 137, 133, 131, 116, 114, 343, 345, 347, 349, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1.
 - Street names: KENTISH TOWN ROAD, CASTLE ROAD, CASTLE PLACE, ROYAL COLLEGE STREET, ROCHESTER PLACE.

Existing – The Public House



Existing – Castle Road Elevation



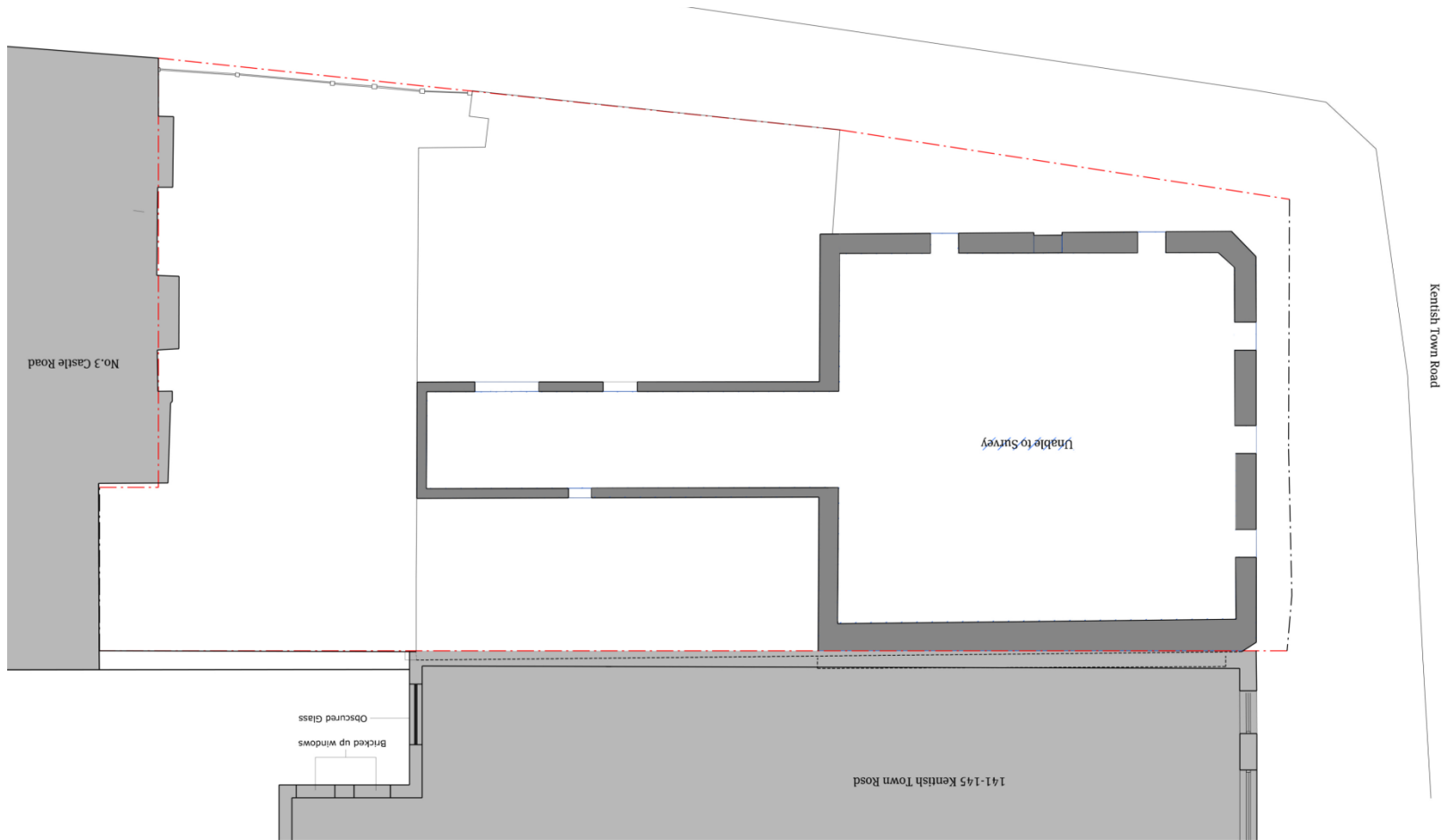
Existing – Kentish Town Road elevation



Existing – Ground Floor Plan



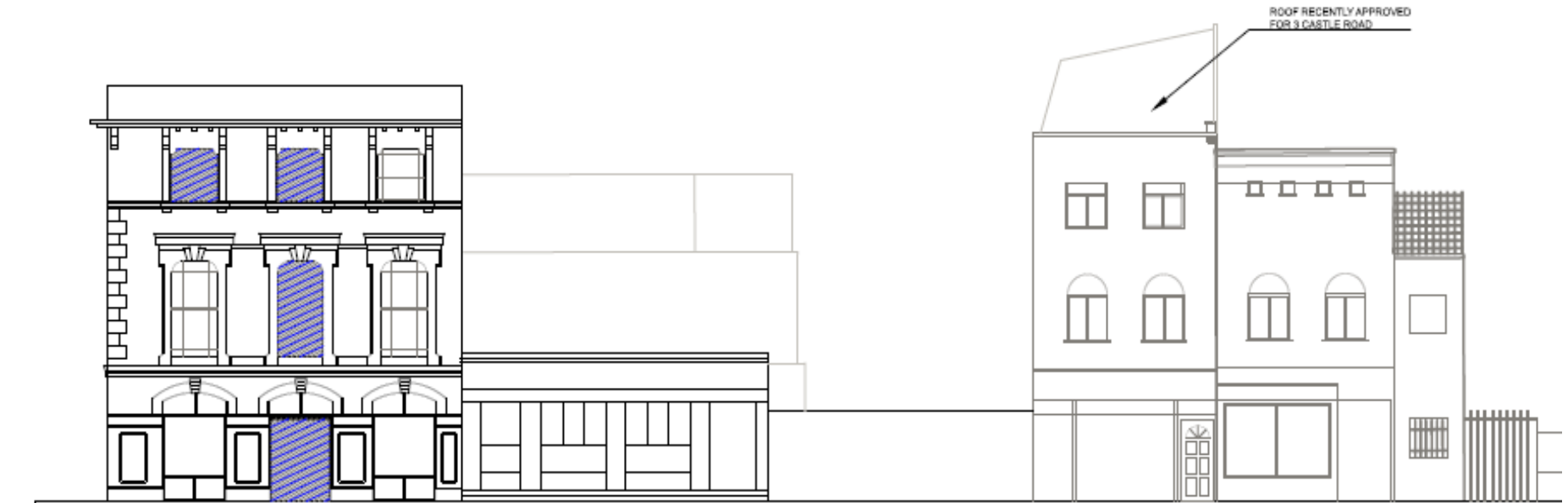
Existing - First Floor Plan



Existing Elevation – Kentish Town Road

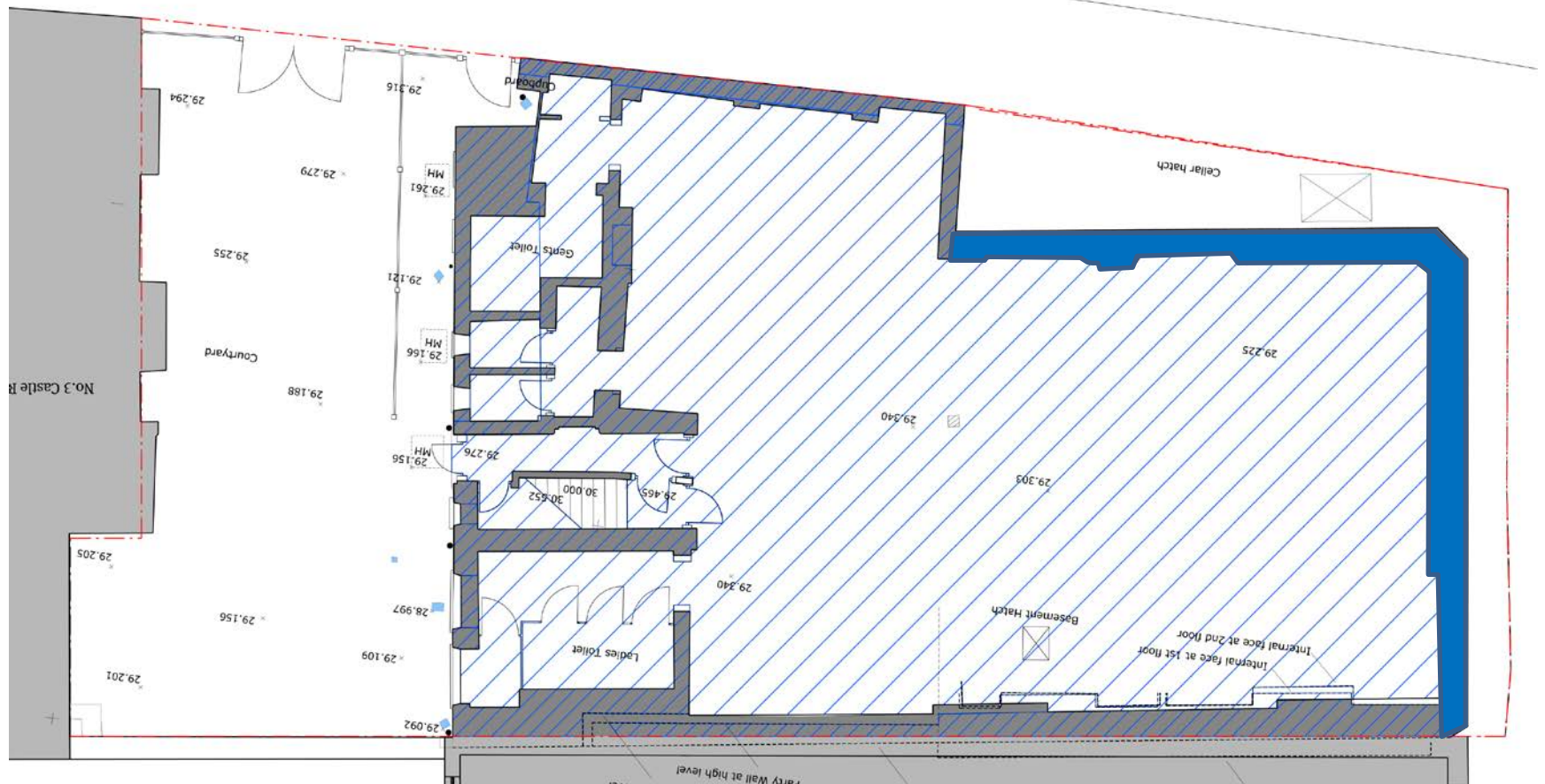


Existing Elevation – Castle Road



ELEVATION A
EXISTING CASTLE ROAD ELEVATION

Demolition plan – Ground Floor



Front façade to be retained

Proposed Castle Road Elevation



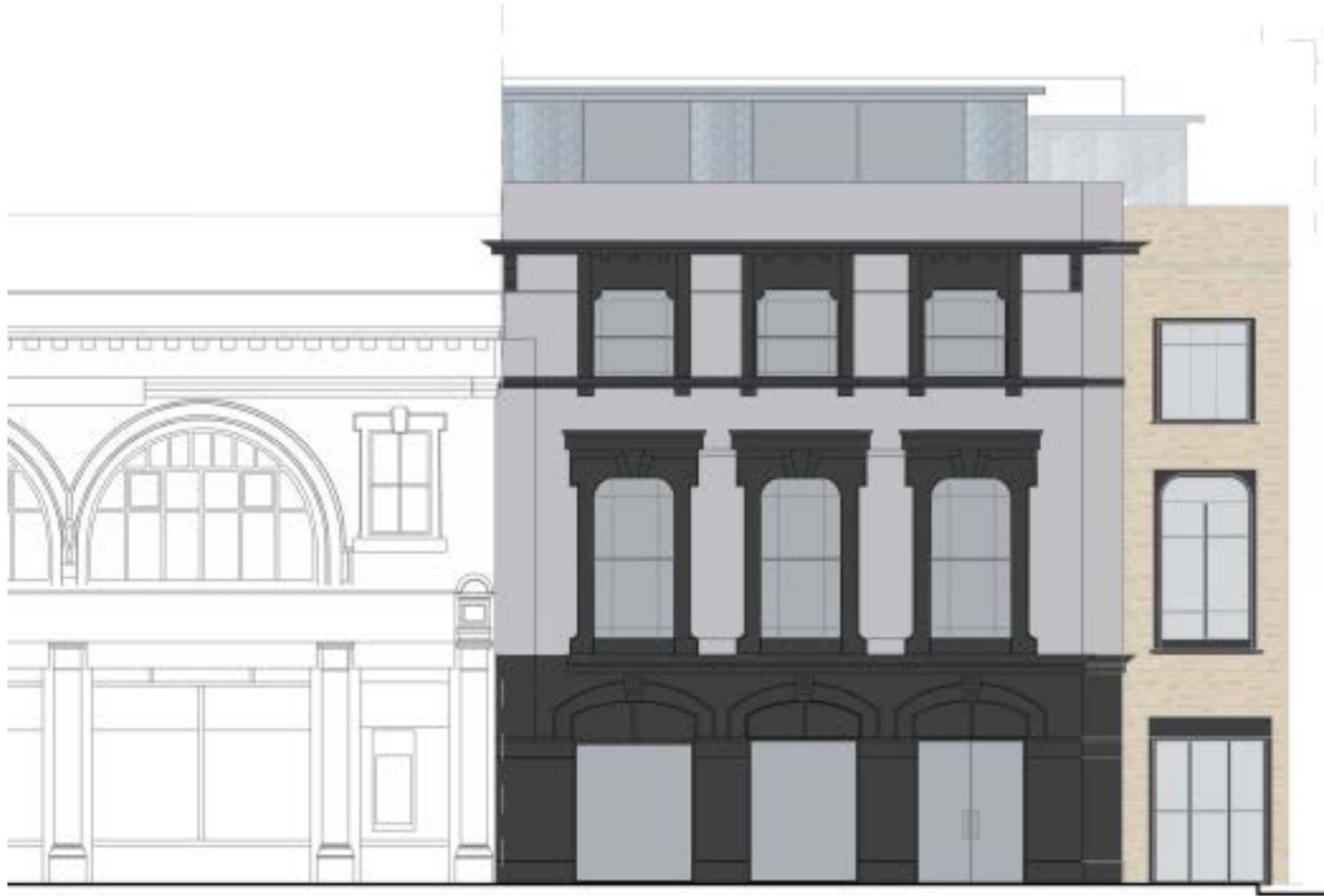
Proposed Castle Road Elevation



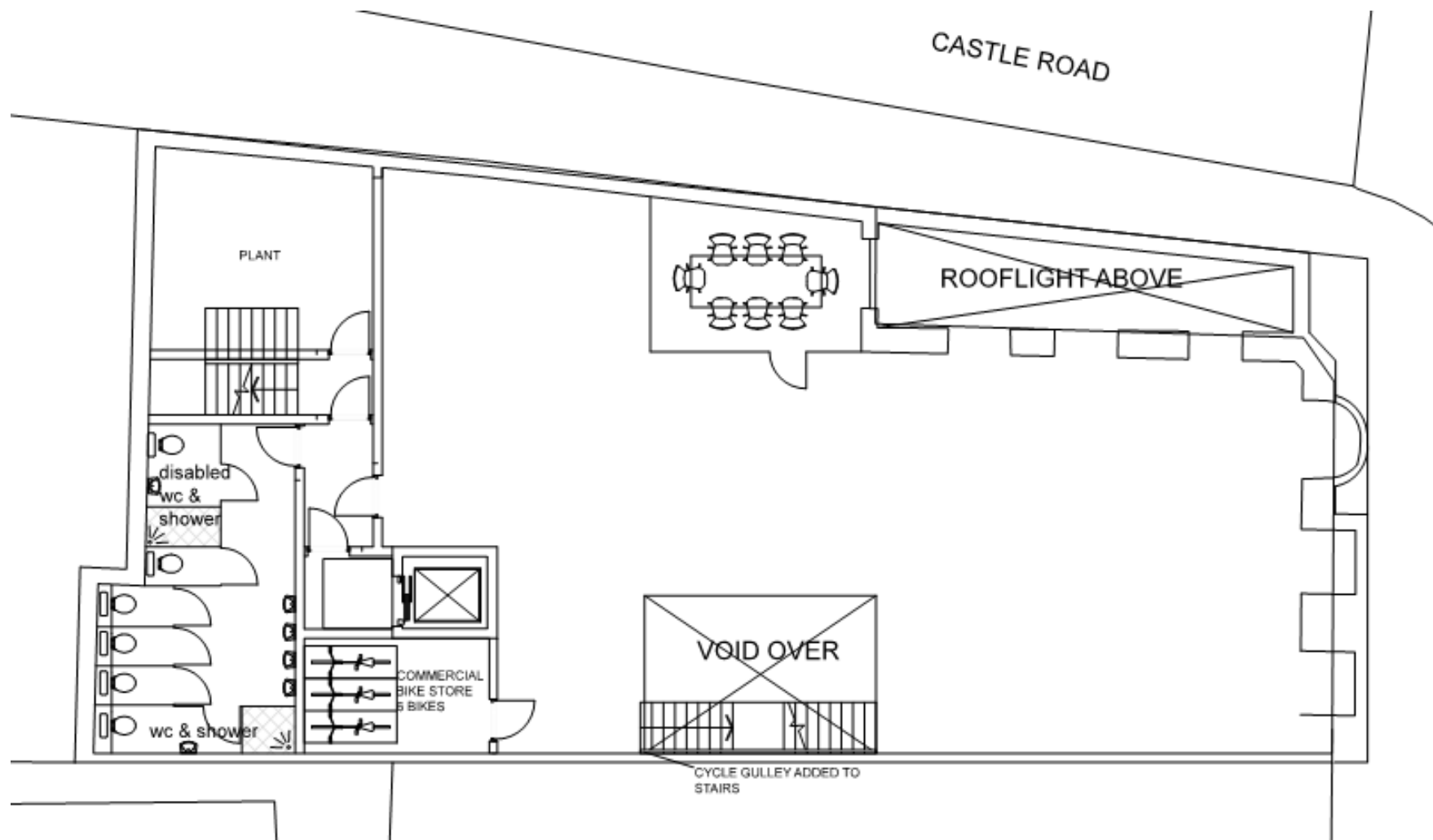
Proposed Kentish Town Road Elevation



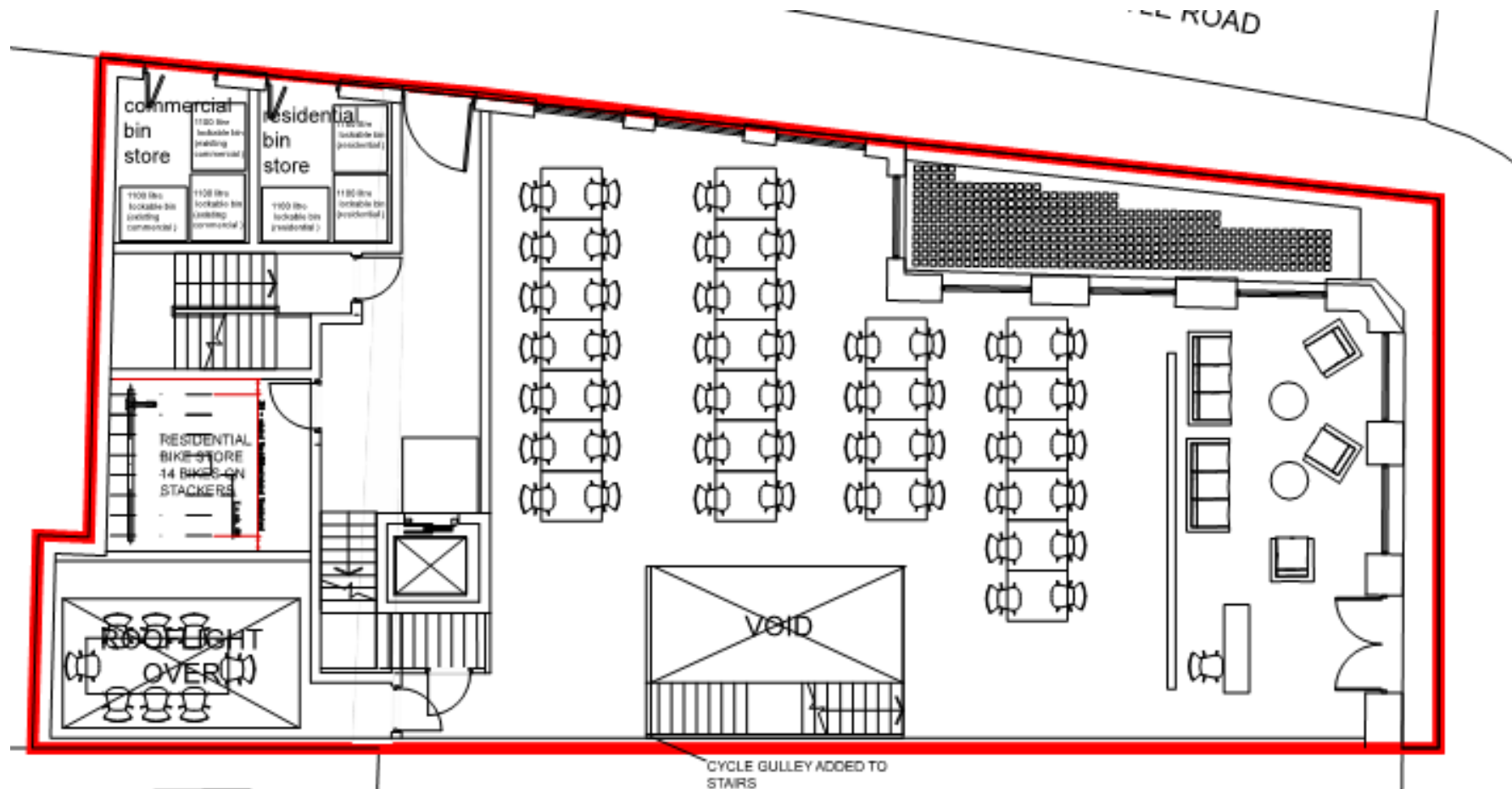
Proposed Kentish Town Road Elevation



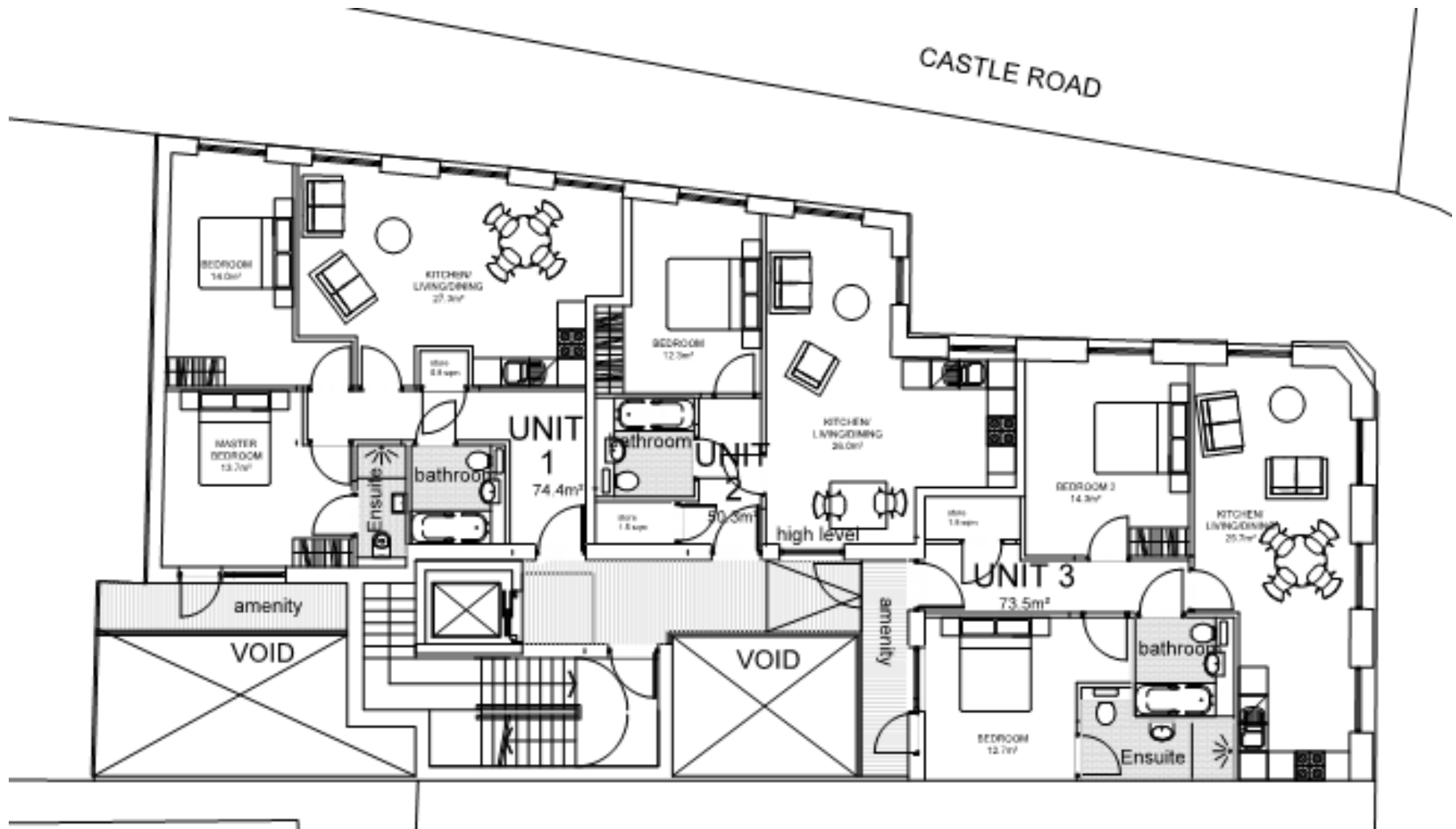
Proposed Basement Plan



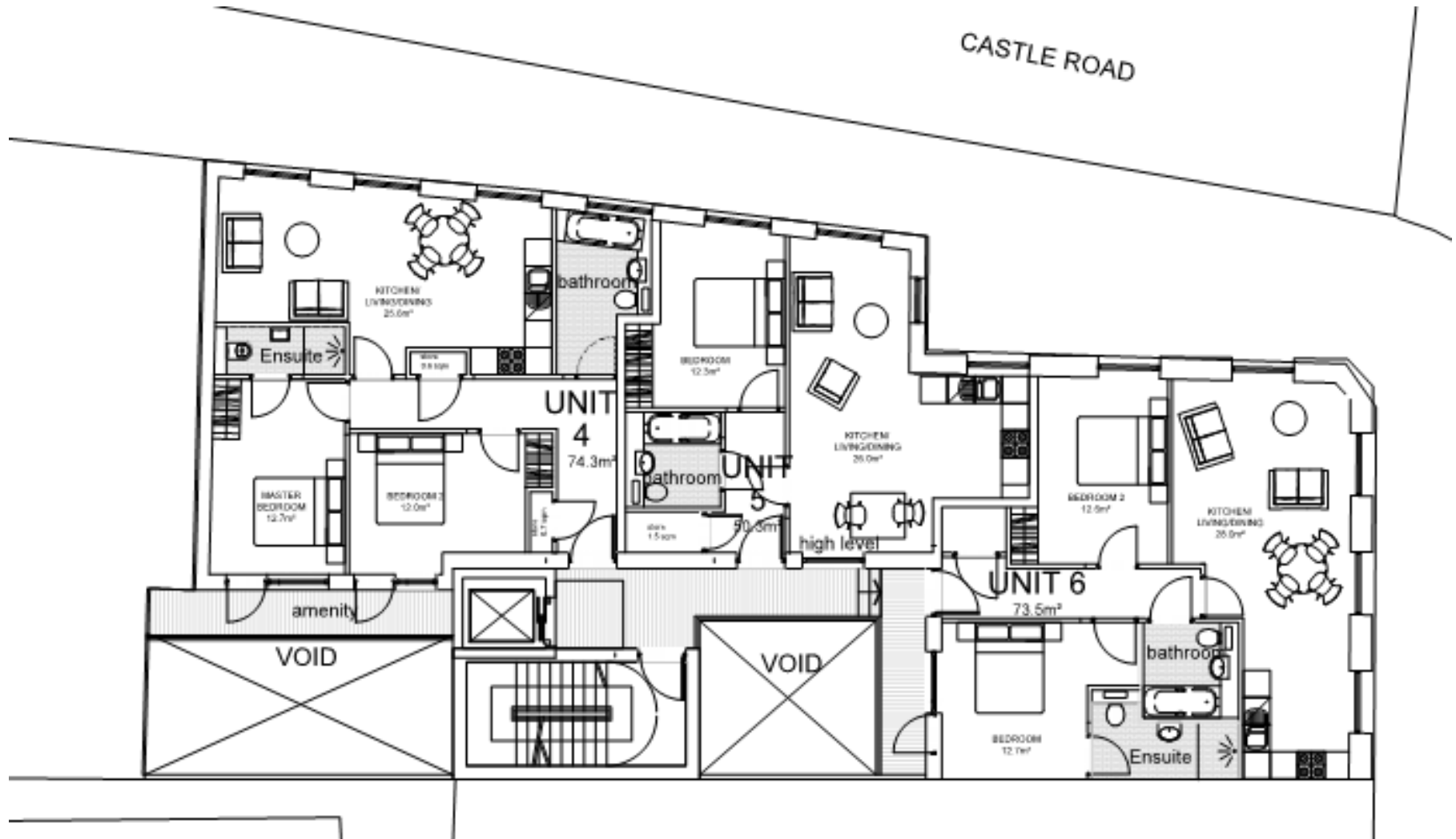
Proposed Ground Floor Plan



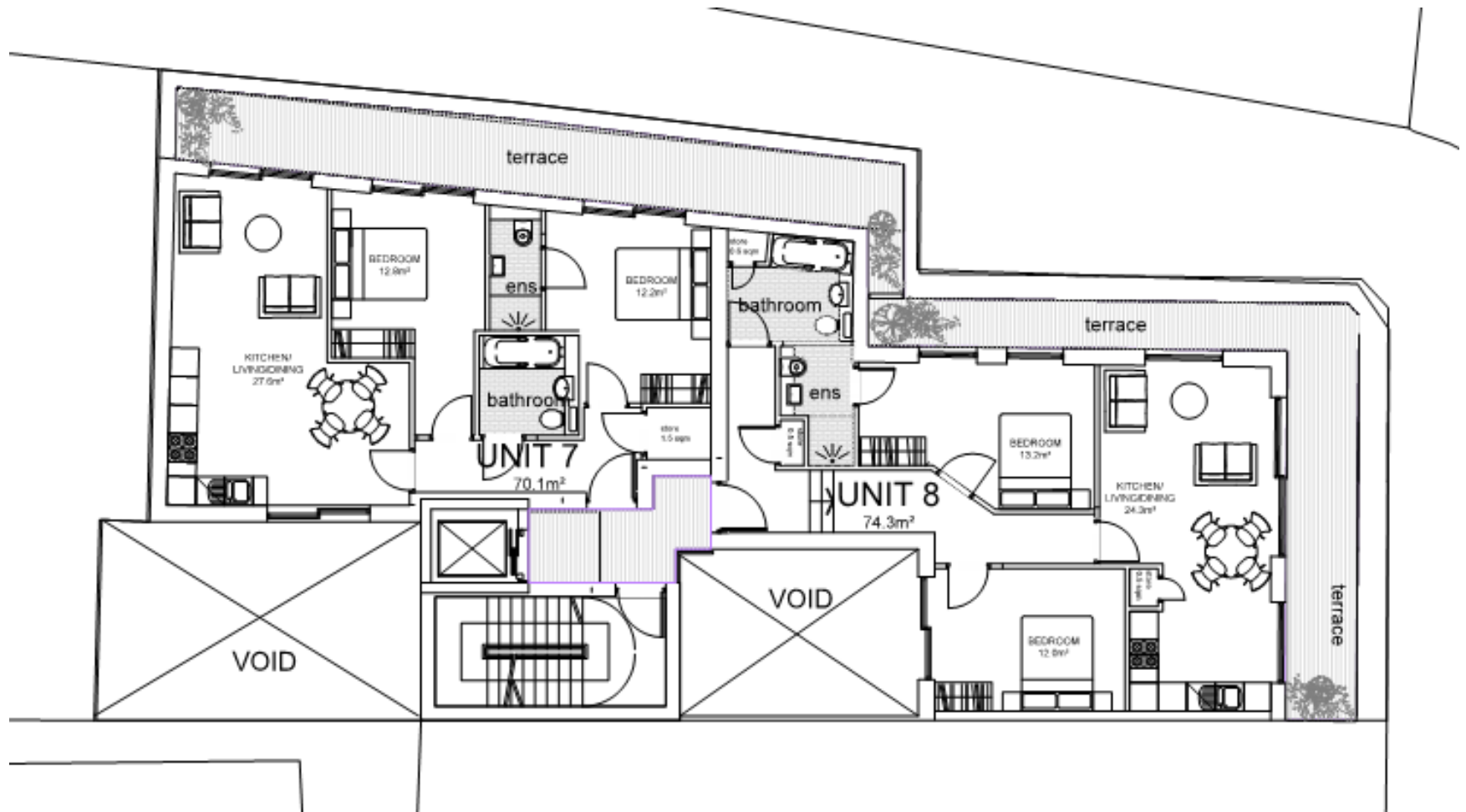
Proposed First Floor



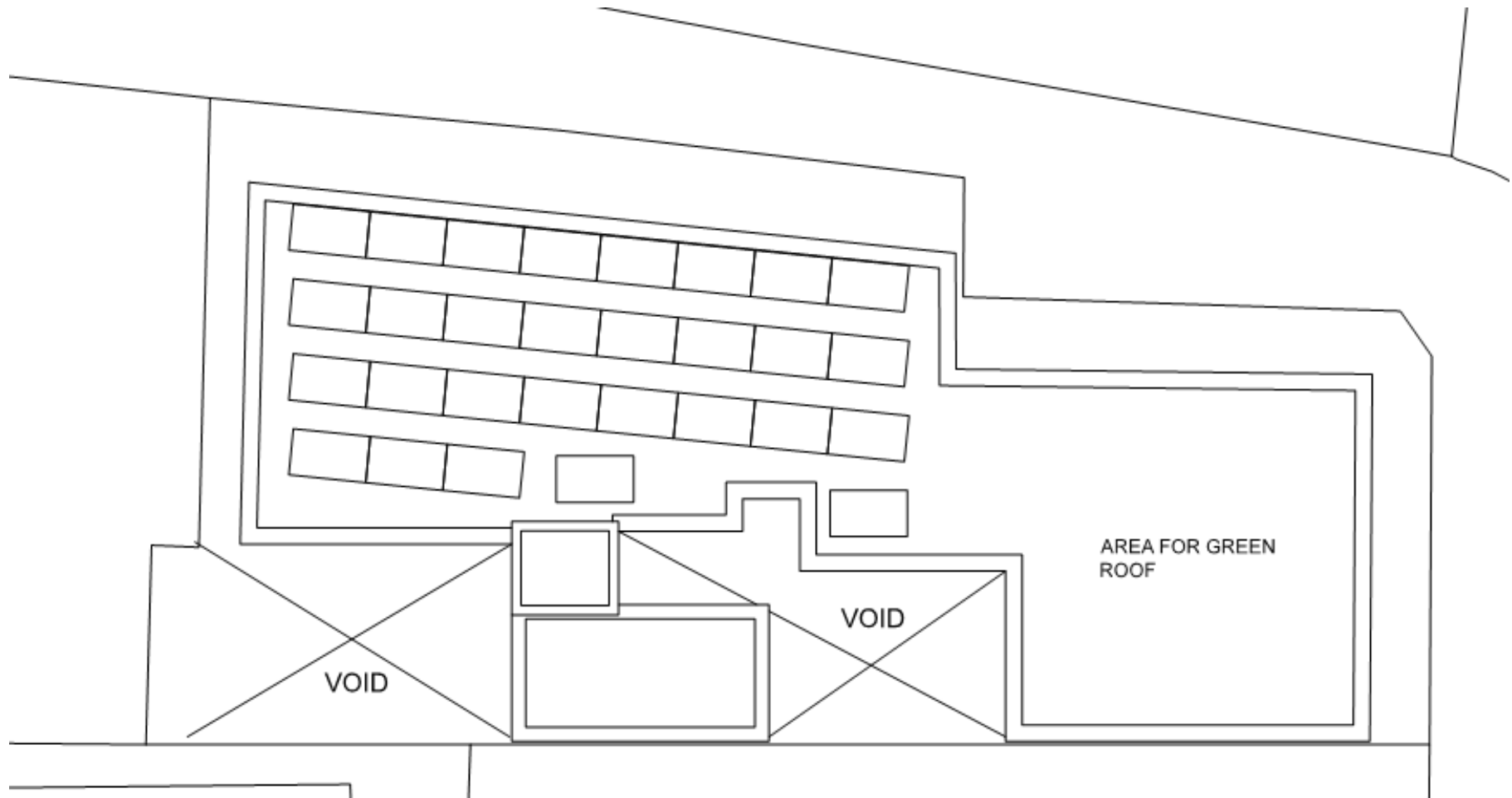
Proposed Second Floor



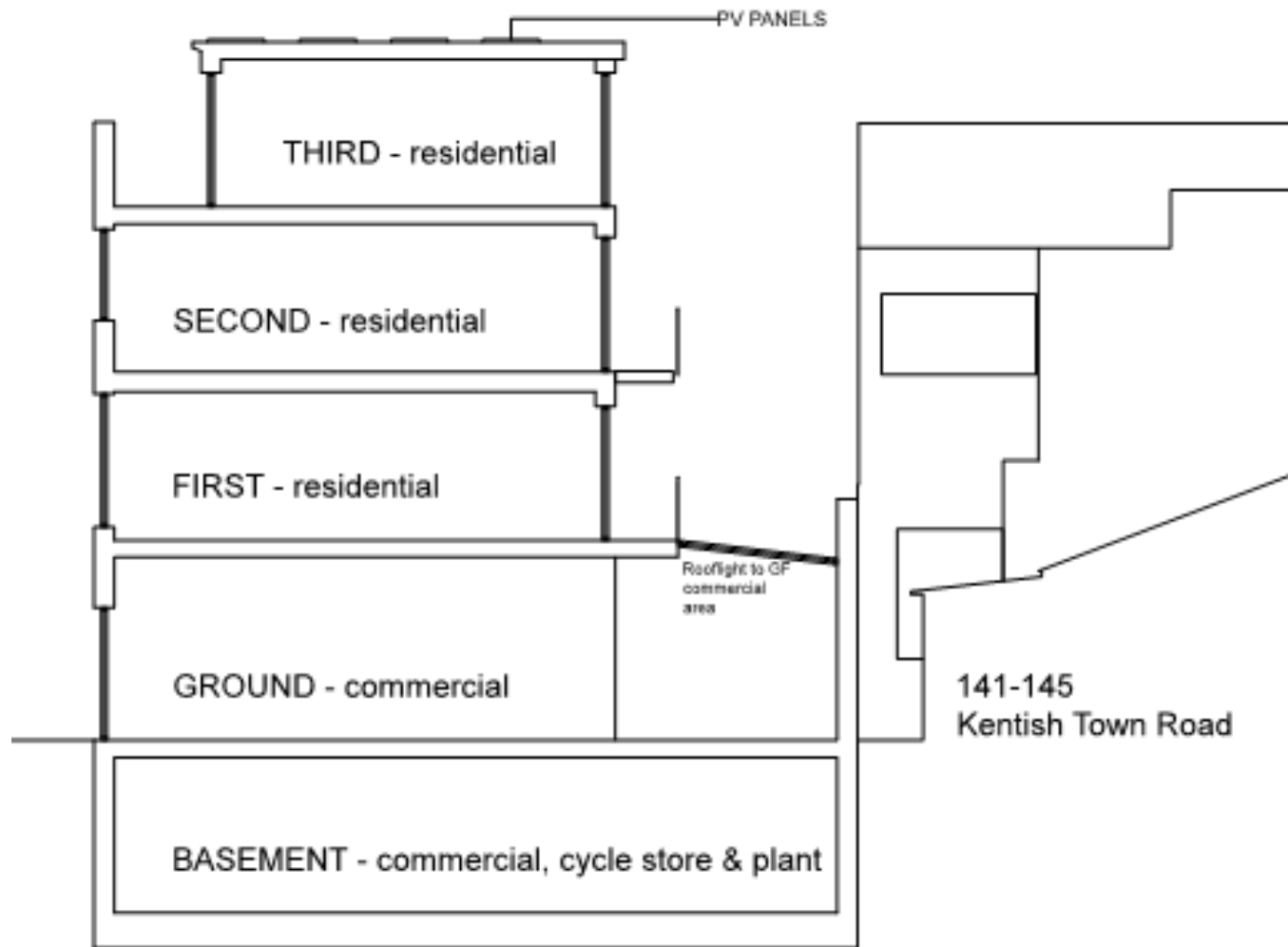
Proposed Third Floor Plan



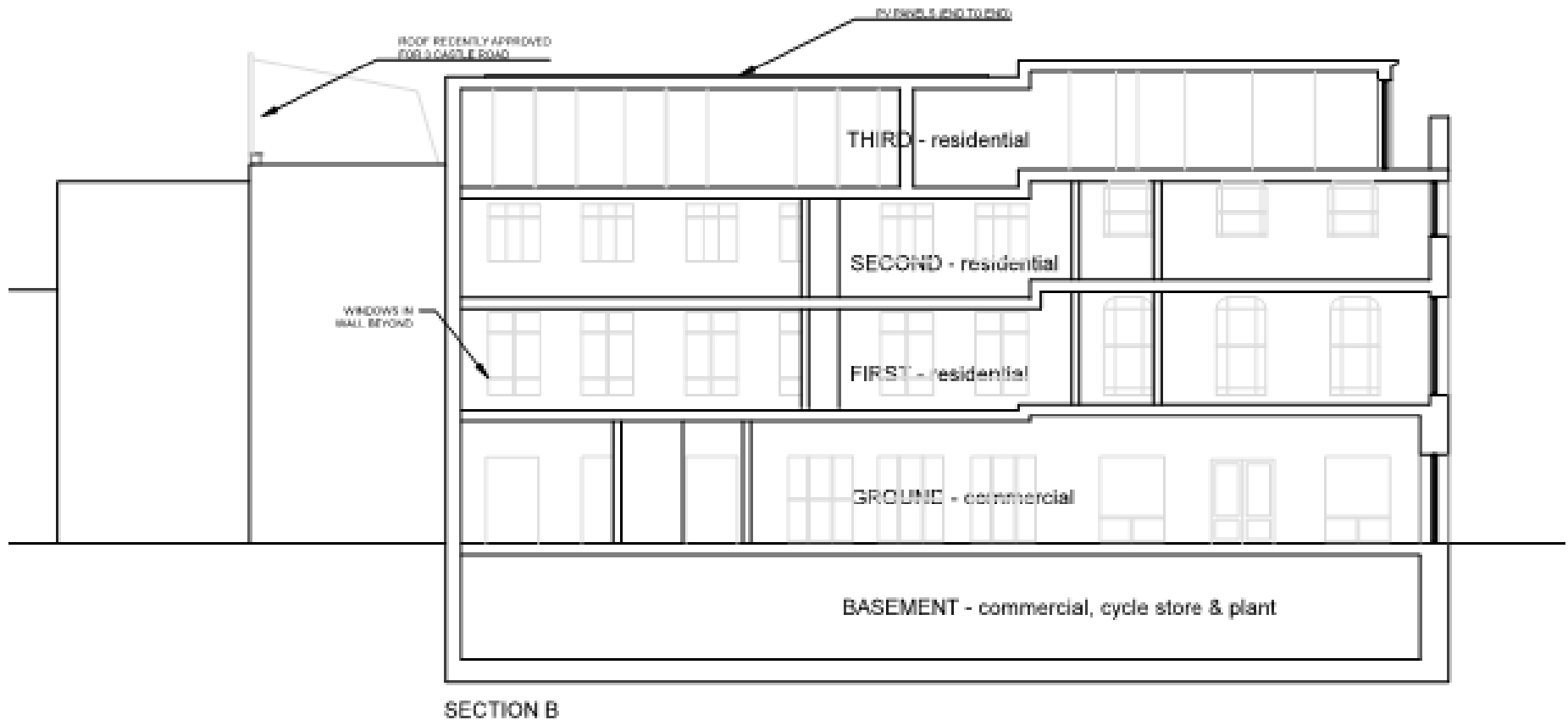
Proposed Roof Plan



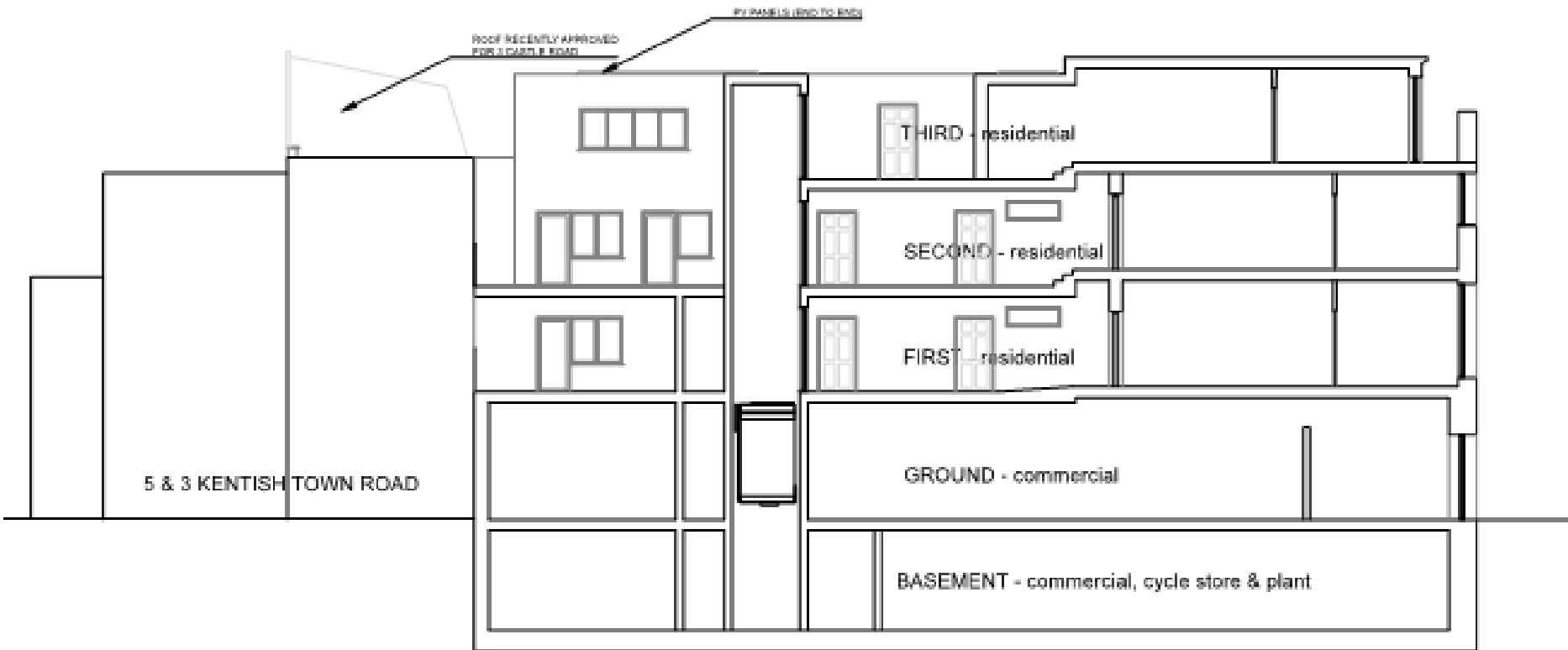
Proposed Section



Proposed Section



Proposed Section



SECTIONAL ELEVATION