

Address:	The Railway 100 West End Lane London NW6 2LU		14
Application Number:	2013/7823/P	Officer: Eimear Heavey	
Ward:	West Hampstead		
Date Received:	05/12/2013		
Proposal: Change of use of the upper floors of the existing public house (Class A4) and ancillary accommodation to office (Class B1) at first floor and self contained flats (Class C3) at second and third floor level comprising 3 x2 bed, 2x1 bed and 1 studio; together with alterations at roof level including new fenestration to provide additional accommodation at roof level and the opening up of previously blocked windows to the rear and side elevations			
Drawing Numbers: Os Plan; 10833/TP/102; 103 RevA; 104 RevF 105 RevD; Design and Access Statement by Cornish Architects; Energy Statement Revision 4 by Crofton Consulting Engineers dated 3rd Dec 2013; BREEAM domestic Refurbishment Pre-Assessment Revision D by Dalen Group dated 3rd December 2013; Lifetime Homes statement by Cornish Architects; Acoustic Report by WSP dated 2nd December 2013; Flood Risk Assessment by Environ dated November 2013 and Daylight Calculations by Crofton consulting engineers dated 20th November 2013.			
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and S106 legal agreement.			
Applicant:		Agent:	
First Urban (WH) Ltd, with Spirit Pub Company Mr Daniel Goldberg 2-6 Hampstead High Street London NW3 1PR		Cornish Architects Peer House 8 - 14 Verulam Street London WC1X 8LZ	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	A4	Drinking establishment and ancillary accommodation	782m ²
Proposed	C3 Residential B1a Business - Office		544m ² 248m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	A4 Pub									
Proposed	Flat/Maisonette	3	3							

OFFICERS' REPORT

Reason for Referral to Committee: Development comprising 5 or more residential units.

1. SITE

- 1.1 The Railway Tavern is a 4 storey Victorian building which retains 2 public frontages onto West End Lane and Broadhurst Lane. Access to the rear of the site is possible via Exeter Mews. The lawful use of the property is as a public house (Class A4) with ancillary accommodation on the upper levels as well as storage and associated service areas. This application relates to the first, second and third floor levels.
- 1.2 The building is not listed; however it is located within the South Hampstead Conservation Area (CA) and has been identified in the CA adopted Character Appraisal, para 5.12, as being a local landmark and making a positive contribution to its character and appearance.
- 1.3 The site is also located within the West End Lane Town Centre and due to its proximity to West Hampstead's Underground, Overground and Thameslink stations, it benefits from a Public Transport Accessibility Level (PTAL) of 6a.

2. THE PROPOSAL

- 2.1 Change of use of the upper floors of the existing public house (Class A4) and ancillary accommodation to office (Class B1) at first floor and self-contained flats (Class C3) at second and third floor level comprising 3 x2 bed, 2x1 bed and 1 studio; together with alterations at roof level including new fenestration to provide additional accommodation at roof level and the opening up of previously blocked windows to the rear and side elevations.

Revisions

- 2.2 During the course of the application, revisions were sought to amend a proposed roof terrace at first floor level on the Broadhurst Gardens elevation. This element was considered to be unacceptable in design terms due to it being visible from the public realm. Amended plans were submitted which show the terrace set back from the edge of the building.

3. RELEVANT HISTORY

- 3.1 **2008/0975/P**- Planning permission was *granted* on 07/072008 for '*change of use of accommodation ancillary to the public house (Class A4) over part basement, part first, second and third floors to 14 self-contained flats (Class C3) comprising 9x studios, 2x 1 bed, 2x 2 bed and 1x 3 bed; together with alterations at roof level including new fenestration to provide additional accommodation at roof level, a second floor extension onto Broadhurst Gardens, and creation of new disabled access ramp onto Broadhurst Gardens*'.

3.2 **2011/2624/P** – Planning permission was refused on 02/09/2011 for ‘*Renewal of planning permission granted on 7th July 2008 for "Change of use of accommodation ancillary to the public house (Class A4) over part basement, part first, second and third floors to 14 self-contained flats (Class C3) comprising 9 x studios, 2 x 1 bed, 2 x 2 bed and 1 x 3 bed; together with alterations at roof level including new fenestration to provide additional accommodation at roof level, a second floor extension onto Broadhurst Gardens, and creation of new disabled access ramp onto Broadhurst Gardens*’.

- The 2 main reasons for refusal related to lack of an affordable housing contribution and the proposed mix of units – this renewal application was assessed against the LDF, whereas original application was assessed against the 2006 UDP.

3.3 **2013/0343/P** – Planning permission was refused on 20/03/2013 for ‘*Installation of 3 windows at rear lower ground floor level, installation of 2 flues on side elevation (following removal of the existing flue), and new railings at ground floor level on side elevation, and creation of opening in boundary to side elevation to allow creation of refuse store all in connection with existing public house (Class A4)*’.

- The reasons for refusal were related to the flues and their impact on the property and on neighbour amenity.

3.4 **2013/3128/P** – Planning permission was granted on 04/07/2013 for ‘*Installation of 3 windows at rear lower ground floor level, installation of 2 flues on side elevation (following removal of the existing flues), and new railings at ground floor level on side elevation, and creation of opening in boundary to side elevation to allow creation of refuse store all in connection with existing public house (Class A4)*’.

- This application was considered acceptable due to the duct being more discretely located and the acoustic report was found to be acceptable by the Councils Environmental health department.

3.5 **2013/5316/P** – Application for Installation of 7 x retractable awnings to front elevation was withdrawn on 04/10/2013. Officers advised that the proposal was unacceptable in design terms and would result in visual clutter.

4. CONSULTATIONS

4.1 Adjoining Occupiers

<i>Number of letters sent</i>	9
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

4.2 A site notice was displayed from 18/12/2013 until 08/01/2014 and a notice was placed in the Ham & High on 19/12/2013. No responses were received.

5. **POLICIES**

5.1 **National Planning Policy Framework (NPPF) 2012**

5.2 **London Plan (with alterations 2013)**

5.3 **LDF Core Strategy and Development Policies 2010**

CS1 (Distribution of growth)

CS3 (Other Highly Accessible Areas)

CS5 (Managing the impact of growth and development)

CS8 (promoting a successful and inclusive Camden economy)

CS6 (Providing Quality Homes)

CS7 (promoting Camden's Centres and Shops)

CS10 (Supporting Community Facilities and Services)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

CS17 (Making Camden a Safer Place)

CS18 (Dealing with Our Waste and Encouraging Recycling)

CS19 (Delivering and Monitoring the Core Strategy)

DP1 (Mixed Use Development)

DP2 (Making Use of Camden's Capacity for 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 othertown centre uses)

DP13 (Employment premises and sites)

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)

DP20 (Movement of goods and materials)

DP22 (Promoting 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)

DP31 (provision of and improvements to public open space and outdoor sport and recreation).

5.4 **Supplementary Planning Policies**

Camden Planning Guidance (CPG) 2011 (as amended 2013)

CPG1 Design-revised 2013;

CPG2 Housing – revised 2013;

CPG3 Sustainability – revised 2013;

CPG4 Basements – revised 2013;

CPG5 Town Centres Retail and Employment – revised 2013;

CPG6 Amenity (2011);

CPG7 Transport; and

CPG8 Planning Obligations

5.6 South Hampstead Conservation Area Appraisal and Management Strategy

5.7 London Plan SPG (Housing) 2012

6. ASSESSMENT

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

- Background;
- Design;
- Change of use
- Mix of units
- Standard of accommodation
- Residential amenity
- Sustainability
- Transport issues
- S106 Planning obligations
- Other matters

6.2 Background

A similar application to this proposal was granted planning permission in July 2008 (Ref: 2008/0975/P), and although that application was considered under the Policies of the Unitary Development Plan 2006, it is a material planning consideration. The comparisons between the 2008 scheme and this application are as follows:

- the 2008 application permitted the change of use of the pub to 14 residential units (9 of which were studio flats) at basement, first, second and third floor levels;
- this application proposes a change of use of the pub to office and 6 residential units development over first, second and third floor levels only;
- the 2008 application proposed similar alterations at roof level along with a mansard roof extension over the flat roof facing Broadhurst Gardens;
- this application does not propose a mansard roof extension;
- the opening up of the previously blocked up windows was proposed in the previous scheme and is revisited in this application.

6.3 **Design**

The proposed scheme involves alterations at roof level to provide additional residential accommodation. New dormers are proposed to the West End Lane and Broadhurst Gardens elevations along with extension of the roof form towards Exeter Mews. It is also proposed to open up previously blocked-up windows on the side and rear elevations and to internally alter the layout of the basement for ancillary A4 use.

6.4 The new roof will maintain its original pitch profile and form, with the parapet walls on the north and west elevations retained. The roof extension will be encompassed within this overall profile. The proposal includes the addition of round headed styled dormer windows which will match the existing fenestration treatment at roof level. The dormers have been sited to reflect the layout of the openings on the lower levels which attempt to maintain the hierarchy of openings on the two principal elevations.

6.5 The opening up of previously blocked up windows is welcomed in design terms and is considered to enhance the building by reinstating it to its former appearance, thereby contributing to its stance as a local landmark and positive contributor to the Conservation Area. A terrace is proposed at first floor level (associated with flat 3), but this has been significantly set back from the Broadhurst Gardens elevation and as such is not visible from the public realm. In all the proposed design changes to the building are sympathetic and in keeping with the overall appearance of the streetscene and surrounding area. It is also noted that similar alterations were considered acceptable in the 2008 application and although the local development plan has changed since the determination of the previous application, the character and appearance of the area has remained unchanged and the thrust of the Councils design policies remain the same.

6.6 **Change of use**

The building comprises basement, ground and three upper floors with a lawful use as a public house (Class A4) and ancillary accommodation/storage. Permission is sought to convert the first floor to office (B1 Use Class) and the second and third floor levels to residential (C3 Use Class). The public house use will be retained at ground floor and basement levels.

6.7 The retention of a commercial use at ground floor level is certainly welcomed in terms of Policy DP15. The provision of new housing, which is a priority use within the borough as set out by Policy DP2, is also considered to be a welcomed aspect of the scheme. Meanwhile Policy DP12 encourages vitality and viability in town centres and specifically lists offices as a town centre use.

6.8 Given that the upper floors are only used as ancillary space to the pub, no objection is raised to the loss of this space. The basement level will be retained for this purpose. Hence the provision of residential floor space along with office accommodation in place of the ancillary A4 use is considered acceptable.

6.9 The proposed office accommodation will be laid out over the first floor but will be split into two smaller suites of 125sqm each, both with w/c facilities and it would appear that the space is being targeted at small and medium sized businesses

(SME's) for which there is a demand throughout the borough and this is welcomed. It is also worth noting at this point that should the office/ancillary accommodation at basement/ground floor come forward as a residential scheme at any stage in the future, affordable housing will be sought as part of that development as cumulatively it could trigger the affordable housing policy. This has been secured as a clause in the S106 legal agreement.

6.10 Mix of units

Core strategy Policy CS8 seeks to ensure mixed and inclusive communities and a range of self-contained homes of different sizes. Development Policy DP5 endeavours to implement this vision by requiring that all developments must meet the priorities set out in the dwelling size priorities table and that each new residential development must have a mix of large and small homes. This application proposes 6 units with the following mix:

Type	Number of units
Studio flat	1
1 bedroom unit	2
2 bedroom units	3
3 bedroom units	0

6.11 The dwelling size priorities table indicates that there is a high demand and need for 2 bedroom flats and a lower demand for 1 bed or studio flats. Whilst there is a bias towards smaller sized accommodation with no 3-bedroom family sized unit proposed, it is considered that, in this central location with good public transport accessibility, within a mixed use building coupled with the fact that there is public house on the ground floor and very limited ability to provide amenity space on site; on balance, the mix is considered to be acceptable and meets the underlying aims of Policy DP5.

6.12 It is also noted that one of the reasons for refusal in the 2011 renewal application related to the lack of a mix of units. That scheme proposed a mix of 13 small homes (9 of which were studio flats) and only 1 large home. It is therefore considered that this application proposes a more acceptable mix, albeit less units.

6.13 Standard of accommodation

Residential development standards are outlined in Camden Planning Guidance which requires certain floorspace sizes to be incorporated into new residential development. The London Plan minimum space standards are higher than those set out in the Camden CPG. The following table sets out the proposed flat sizes against both sets of space standards:

Proposed flat sizes	Camden CPG	London Plan standards
2 bed (flat 1) 64sqm	48sqm (complies)	70sqm/2b4p (6sqm shortfall)
1 bed (flat 2) 55sqm	32sqm (complies)	50sqm/1b2p (complies)
2 bed (flat 3) 76sqm	48sqm (complies)	70sqm/2b4p (complies)
2 bed (flat 4) 68sqm	48sqm (complies)	70sqm/2b4p (2sqm shortfall)
1 bed (flat 5) 52sqm	32sqm (complies)	50sqm/1b2p (complies)
Studio flat 48sqm	32sqm (complies)	37sqm/1p (complies)

- 6.14 As can be seen from the above table the proposed units are well in excess of the requirements set out in Camden Planning Guidance and whilst 2 of the units fall short in meeting the London Plan minimum space standards, the shortfall is minimal and is not a reason to refuse this application. Furthermore all of the units are considered to meet or exceed the minimum standards for first and single bedrooms. The proposed units will all receive adequate natural light and ventilation. The proposed new flats, with the exception of Flat 3, would not be provided with an open space as part of the proposal; however this is not considered to be unreasonable given the constraints and location of the site, along with the portion of smaller sized units on the site.
- 6.15 In terms of any potential noise issues; it is considered that the introduction of an office use above the pub will act as a buffer between it and the new residential accommodation thereby reducing the possibility of tensions between the new occupiers and the long established public house use. This is not ignoring the fact that the office use will also need to be protected, however this is not considered to be overly problematic due to the fact that by the time the pub is busy in the evenings, the offices would be cleared.
- 6.16 The applicant has submitted an acoustic report for proposed items of mechanical plant consisting of office condensers, ventilation ducts and a/c units for the new flats. The fans will extract at roof level whilst the office condensers will be located on the roof terrace. The recommendations of the report state that the noise levels will comply with the relevant standards set out in Camden's LDF. However as well as adding the standard noise condition to the permission, a further condition is required, recommending that a full assessment of the development and the new plant be undertaken in order to prove the said results, the new assessment shall be submitted to and approved in writing by the Local Planning Authority. Furthermore, noise from the licensed premises shall also be assessed as part of this report to take into account the proposed sound insulation and noise reduction measures as set out in the acoustic report.
- 6.17 The development has also been assessed against the relevant Lifetime Homes criteria and is considered to comply, no wheelchair is proposed and none is required of a development of this size. Access to the flats (and the office accommodation) will be via a raised landing over 6 steps off Broadhurst Gardens whilst indoors, the flats will be accessed by the existing staircase. In all the proposed new residential accommodation will be of high quality and generally meets the required standards in so far as is possible with a conversion of an old building.
- 6.18 **Residential amenity**
Policy DP26 seeks to ensure that the amenity of occupiers of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and result in overlooking.
- 6.19 The scheme utilises existing openings on the rear and side elevations and includes the addition of new dormers on the front, side and rear roof slopes. The new dormers are sufficiently recessed from the rear boundary and sited to only allow for

oblique views along the rear elevation of the properties located to the south along West End Lane. Any possible views are considered to be no more intensive than the views from the lower levels. The new dormers are not considered to raise issues of overlooking.

6.20 The fact that the proposed extension at roof level is restricted to the existing footprint of the building, extending the roof form over the flat roof towards Exeter Mews, will not result in loss of daylight or sunlight to any of the surrounding buildings. The proposed terrace which is associated with flat 3 is sited so that it will not result in any amenity impacts for neighbouring properties, in fact the terrace currently exists, alongside the plant/machinery for the property.

6.21 **Sustainability**

Schemes which require a BREEAM assessment are required to meet a minimum 'Very Good' rating. Camden's CPG3 also goes beyond the minimum 'Very Good' score, working towards a score of 'Excellent' With respect to this development, the applicants' have submitted a BREEAM Domestic Refurbishment (BDR) pre-assessment which achieves a score of 59.97%, equivalent to 'Very good', which although does not meet Camden CPG3 requirements, is in line with Policy DP22.

6.22 The applicants have demonstrated that meeting BREEAM Domestic Refurbishment 2012 (BDR) scheme, poses a significant challenge in this property due to the restrictions of the site and the age of the building. It is considered that a BDR of 'Very Good' is acceptable in this instance and the submission of a design and post construction report will be secured via a S106 head of term.

6.23 Policy CS13 expects all developments to meet the highest feasible environmental standards during construction and occupation and for designs to minimise the carbon emissions by following the energy hierarchy of energy reduction, efficiency and providing renewables. The policy seeks for all developments to provide for the generation of renewable energy on site unless circumstances make this unfeasible. The submitted energy report for this application states that the scheme will result in 24.7% improvement in carbon emissions (energy efficiency – be lean) and at least 24.9% of reduction in emissions due to renewable technologies – photovoltaic panels at roof level (be green). The site is not considered to be suitable for a decentralised energy system, but as the development involves extensive refurbishment of an existing building in a constrained site this is not considered to be problematic and the energy reductions which are proposed are welcomed and will be secured as a head of term on the S106 agreement.

6.24 **Transport issues**

Car & cycle Parking

The Design and Access Statement (5.7) outlines that "The development will be car free in compliance with Camden's Development Policy". This is agreeable with Camden Transport Strategy and as such a Car Free Agreement will be secured through the S106 legal agreement. An indoor secure cycle parking store is proposed at ground floor level at the access to the office and residential accommodation and it will hold 6 bikes, one for each residential unit as per the London Plan guidelines. No cycle parking is proposed for the commercial units

however, but this is not considered to be a reason to refuse the application and the cycle parking which is proposed will be secured by condition.

6.25 Construction Management Plan

The site is located in West Hampstead Town Centre which is very busy and is tightly constrained. Construction vehicles will have to stop in the highway as there is limited vehicular access to the site, and given the scale of the development, there will be a significant impact on the local road network. A Construction Management Plan (CMP) is required in order to address the issues around how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users. A draft CMP has been submitted by the applicants but is not considered to contain sufficient information to be approved and hence further liaison will be required with the Council's transport department.

6.26 Planning obligations

The Council expects developments to mitigate against their impacts. In this case the development will provide new office and residential accommodation, thereby increasing the pressure on open space and education facilities in the area. It is therefore considered appropriate to seek contributions of £5,546 and £8,535 respectively, in accordance with the calculations set out in CPG 8. This will be secured via S106.

6.27 Other matters/CIL

The proposed waste & recycling storage facilities are proposed in an enclosure on the Broadhurst Gardens elevation. This is considered acceptable in principle as it is suitably sized and easily accessible for residents and bin men, and therefore complies with policy DP26.

6.28 The application has also been designed with secure by design in mind and the Council's crime prevention officer raised no objection.

6.29 Given that new residential units are proposed, the scheme will be liable for the Mayor of London CIL. The amount payable is worked out as 534sqm x £50 = £26,700.

7.0 CONCLUSION

7.1 The proposed development will result in additional residential units which is a priority use for the Borough. New office accommodation is also proposed which will be suitable to a range of employers including SME's. It is considered that the proposed development will not compromise the public house use as it will be able to continue alongside the new office and residential uses, in fact the proposed office use will act as a buffer between both uses and will help protect the amenity of the new occupiers.

7.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Car free for the new units;

- Open space contribution of £5546;
- Education contribution of £8535;
- BREEAM Domestic Refurbishment design and post construction assessment;
- Energy statement;
- Construction management plan; and
- Affordable housing clause if additional residential provided in the future.

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 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: Os Plan; 10833/TP/102; 103 RevA; 104 RevF 105 RevD; Design and Access Statement by Cornish Architects; Energy Statement Revision 4 by Crofton Consulting Engineers dated 3rd Dec 2013; BREEAM domestic Refurbishment Pre-Assessment Revision D by Dalen Group dated 3rd December 2013; Lifetime Homes statement by Cornish Architects; Acoustic Report by WSP dated 2nd December 2013; Flood Risk Assessment by Environ dated November 2013 and Daylight Calculations by Crofton consulting engineers dated 20th November 2013.

Reason:

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

- 4 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.

- 5 Prior to commencement of works, a detailed Acoustic Report prepared by a suitably qualified acoustic engineer, demonstrating how the plant/machinery complies with the Council's LDF Noise Thresholds, shall be submitted to and approved by the Council. All installed plant and acoustic attenuation measures shall be retained and maintained in accordance with the manufacturer's recommendations.

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 The proposed cycle parking shown at ground floor level shall 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.

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.

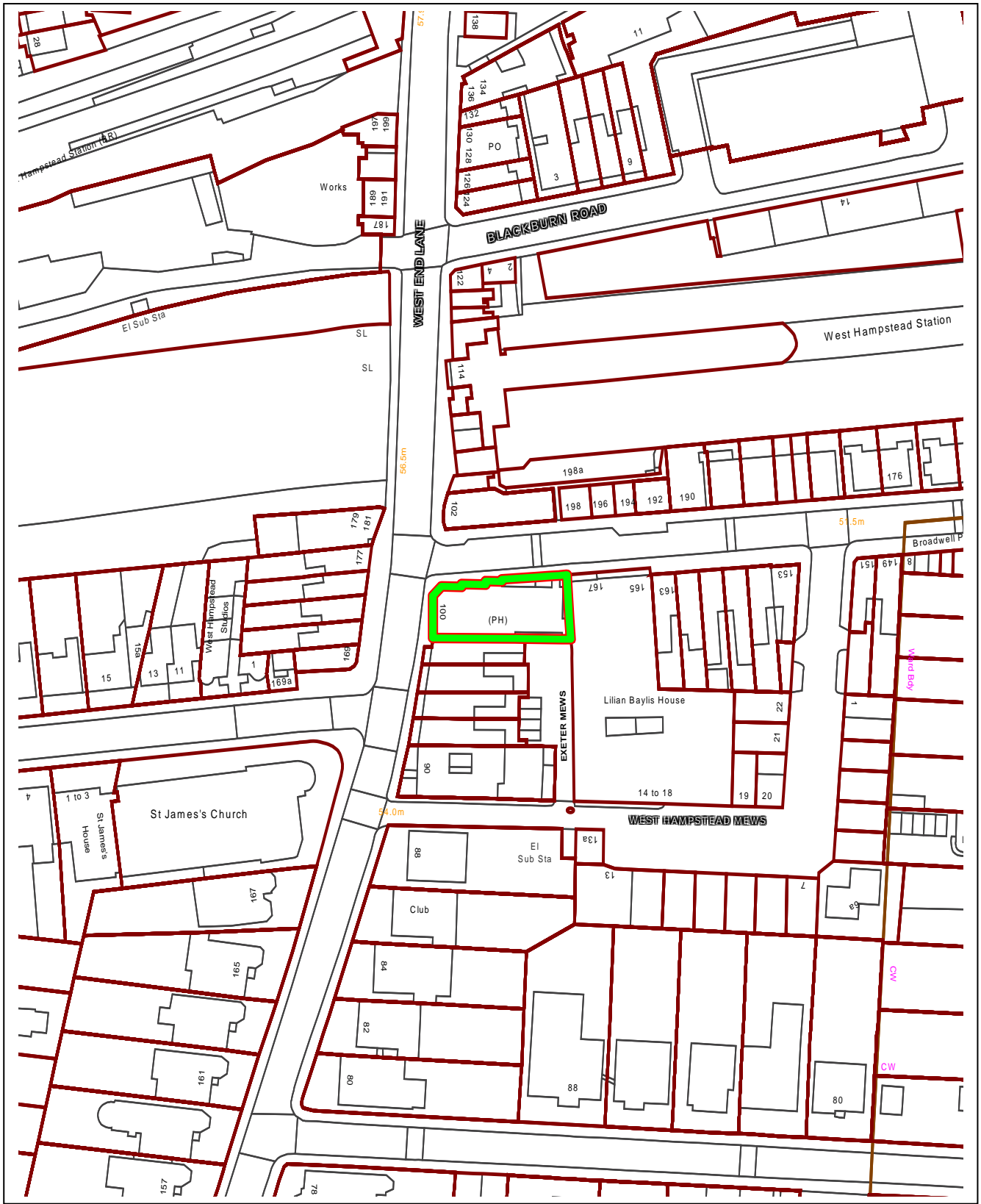
The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who 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 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.



	<p>Application No: 2013/7823/P</p> <p>The Railway 100 West End Lane London NW6 2LU</p>	<p>Scale: 1:1250</p> <p>Date: 24-Mar-14</p>	<p>N</p> 
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100 West End Lane (Railway Pub) 2013/7823/P



View of application site from West End Lane

100 West End Lane (Railway Pub) 2013/7823/P



View of rear of application site from Essex Mews

100 West End Lane (Railway Pub) 2013/7823/P

Rear elevation showing
blocked up windows
and area of roof to be
extended.



100 West End Lane (Railway Pub) 2013/7823/P

Location of
proposed terrace
for Flat 3.



Broadhurst Gardens elevation

100 West End Lane (Railway Pub) 2013/7823/P



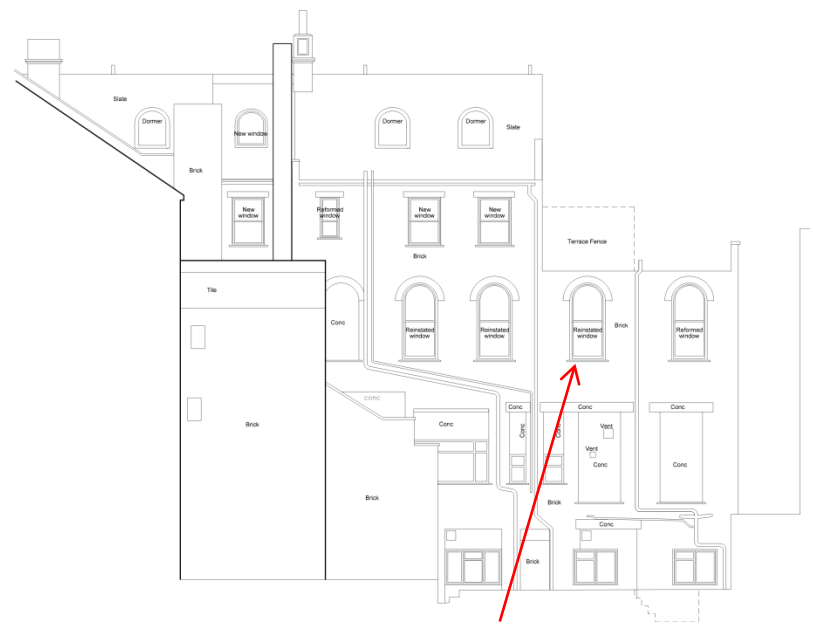
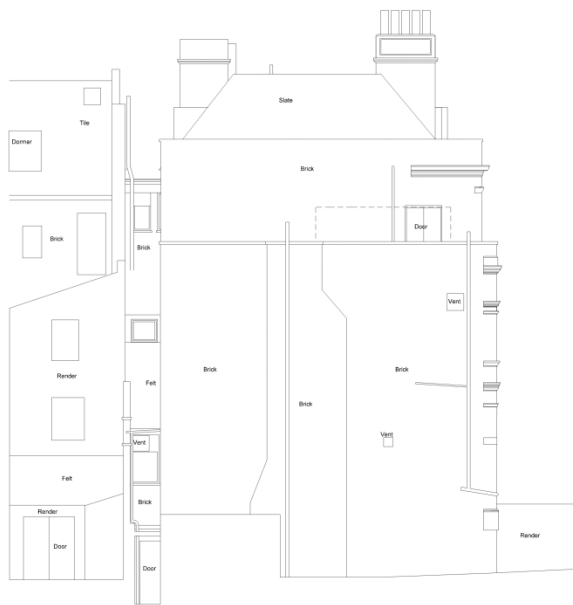
3 ELEVATION 3
103 east



4 ELEVATION 4
103 south

Existing section drawings

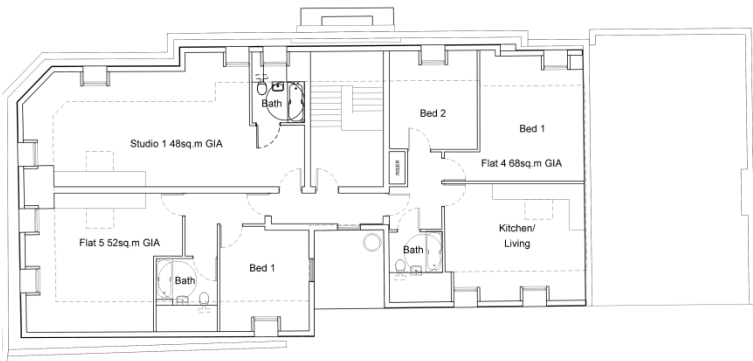
100 West End Lane (Railway Pub) 2013/7823/P



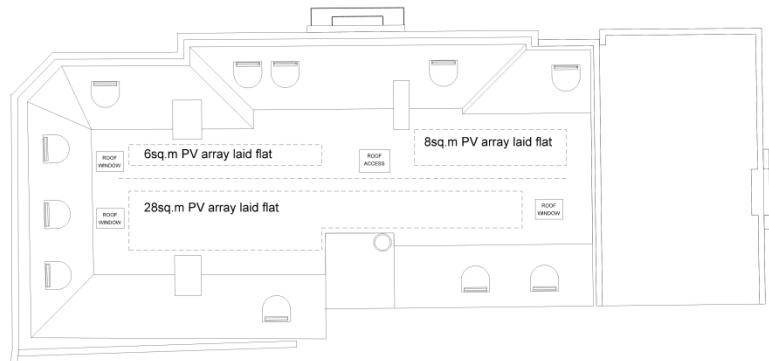
Proposed section drawings also showing reinstated window openings

100 West End Lane (Railway Pub)

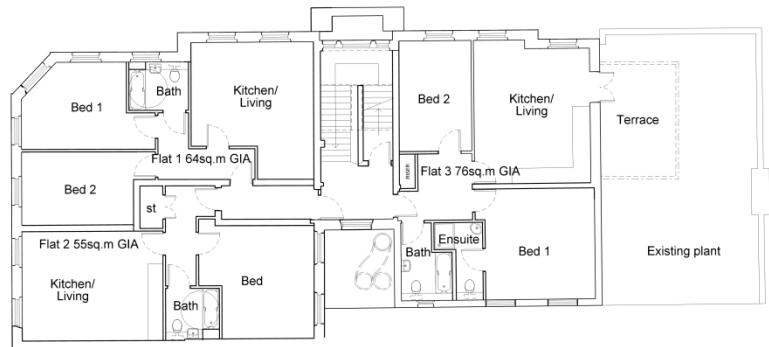
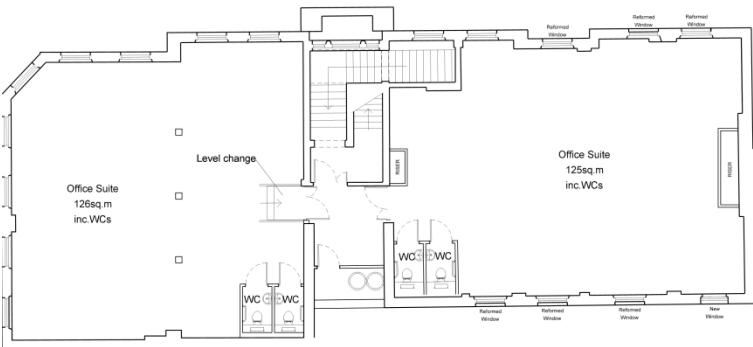
2013/7823/P



Third Floor



Roof



Proposed floorplans showing new residential units and office space.