

Mr Tom Barton
Trowers & Hamblins
3 Bunhill Row
London
EC1Y 8YZ

Application Ref: **2015/4219/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

30 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Exmouth Arms
1 Starcross Street
London
NW1 2HR

Proposal:
Retrospective application for change of use of first and second floors to backpackers hostel (sui generis).
Drawing Nos: OS Extract, 01-01, 01-02, 2420-03-02 and 2420-02-02 Rev_B.

Supporting documents: design and access statement and management plan.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be maintained in accordance with the following approved plans OS Extract, 01-01, 01-02, 2420-03-02 and 2420-02-02 Rev_B

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



- 3 The 'Exmouth Arms After Hours Management Plan' submitted in support of the application shall be adhered to unless otherwise agreed by in writing by the Council.

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

Informative(s):

- 1 Reason for granting permission:

The premise was converted from a use to backpacker accommodation in April 2015, the planning application seeks to formalise the use. Previously the upper floors were used as an informal residential accommodation which was an ancillary use to the main use as a pub. The main access route for the residential accommodation was through the pub and the residential accommodation was considered to be substandard. Policy DP14 generally supports short term visitor accommodation in Central London, Policy DP9 resists the change of use from permanent residential accommodation to short term accommodation. Any residential at this site could potentially conflict with the pub use. Officers therefore consider that the loss of the HMO use is acceptable.

Visitors of the backpacker hostel use the pub as the main entrance, reception and breakfast area and the hostel economically supports the pub as a viable use in this location. On balance the use of the first and second floors as a backpacker hostel is considered acceptable as it retains the use of the ground floor pub as a viable business and is therefore consistent with Policies DP2 and DP15.

With regards to the managing the impact of the hostel in terms of noise and disturbance to the neighbouring residents, a management plan has been submitted which states that there are members of staff available 24 hours and a night porter. There are existing signs at each of the doors notifying visitors that the pub garden is not to be used after 11pm. It is considered that the management plan demonstrates that the comings and goings of visitors to the backpacker hostel is managed sensitively in this location.

Officers do not consider that the backpacker hostel would result in an increase in adverse amenity issues. A condition is attached requiring the operator to adhere to the approved management plan.

As this is a change of use, the works have not had any adverse impact on neighbouring properties.

Whilst cycle parking would be required onsite in accordance with paragraph 6.2 of the London Plan, given the constraints of the site which does not have appropriate

room at ground floor level and in light of the site being located within a five minute walk of Euston Station, visitors are most likely to use public transport to come and go from the site, a cycle parking condition has therefore not been imposed.

The neighbouring occupiers were consulted on the application. Two objections have been received and duly taken into account. The planning and appeal history of the site was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5 and CS8 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP9, DP14, DP15, DP18, DP19, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.9, 4.1, 4.5, 6.8 and 6.9 of the London Plan 2015; and paragraphs 14 and 17-20 of the National Planning Policy Framework.

- 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 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).

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

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

