

VIA PLANNING PORTAL ONLY

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20th January 2016

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990.

PLANNING APPLICATION FOR INSTALLATION OF NEW SHOPFRONT AND EXTERNAL CHANGES AT 171 CAMDEN HIGH STREET, LONDON, NW1 7JY

We are applying for planning permission on behalf of our client Ruth and Robinson Limited for a new shopfront and minor external changes at the above address and as shown on the enclosed Site Location Plan in connection with the operation of the site as a drinking establishment (Use Class A4). We provide further details on the proposals and background on the site below and enclose the following documentation for your consideration:

- Completed planning application form;
- Existing Site Plan. Ref – 133-00-001;
- Existing Location Plan. Ref – 133-00-000;
- Existing Side Elevation. Ref – 133-00-300 Rev A;
- Existing Front and Rear Elevations. Ref – 133-00-301 Rev A;
- Proposed Side Elevation. Ref – 133-02-300 Rev C;
- Proposed Front and Rear Elevations. Ref – 133-02-301 Rev B;
- Design and Access Statement;
- Completed CIL Form; and

- The planning application fee of £195 has been paid online.

THE SITE

The site comprises a three storey terraced building (including a basement) located on Camden High Street which has been used as a pub since the 19th Century. The previously occupier vacated the building in April 2015 and the building is currently vacant and boarded up.

The property is within Camden Town Centre and is within the Camden Town Conservation Area where it is noted for its positive contribution to the locality. The surrounding area is mixed use in character with employment, leisure, and other food and drink uses in close proximity. The site has excellent accessibility and is within easy walking distance of Camden Town tube station and numerous bus routes.

PLANNING HISTORY

On 3rd October 2005, planning permission (Ref - 2005/2817/P) was granted to extend the site's opening hours by way of a variation of condition of planning permission Ref – 8903652 for use as a restaurant/bar between 10:00 and 03:30 Mondays to Thursdays; between 10:00 and 04:30 on Fridays and Saturdays; and between 10:00 and 02:30 on Sundays.

In December 2006, there was another application (Ref - 2006/4571/P) to vary the opening hours of planning permission Ref – 8903652 which was granted allowing opening between 10.00 and 02.30 Mondays to Thursdays; between 10.00 and 03.30 on Fridays and Saturdays and between 10.00 and 01.30 on Sundays.

More recently, there have been a number of applications seeking to introduce residential units on the upper floors. In May 2012, planning permission (Ref - 2012/1444/P) was refused for the change of use of the first, second and third floors from bar/restaurant use and ancillary accommodation to residential (Class C3) to provide 2 x 2 bedroom units and 1 x 1 bedroom unit with rear roof terraces at first and third floor levels and a rear balcony at second floor level, alterations to windows and doors on side and rear and creation of refuse and cycle stores for flats at ground floor level. This application was refused due to the loss of the pub and restaurant at first floor level which serves the need of a specific and local community with no replacement facility or evidence to demonstrate that the facility is no longer required; and due to unacceptable parking stress and unacceptable levels of internal noise.

This applicant appealed against the refusal of planning permission and in March 2013 the appeal was dismissed on the grounds that the development would be harmful to the amenities of occupiers in terms of noise and disturbance and through failure to ensure sustainable means of travel. The reason for refusal relating to the loss of a community use was not upheld by the Inspectorate.

In March 2013, a further application (Ref - 2013/0262/P) for the change of use of part first floor, second and third floors from bar/restaurant and ancillary accommodation to residential to provide 2 x 1 bedroom flats and 1 x 2 bedroom maisonette with rear roof terraces at first and third floor levels and a rear balcony at second floor level, alterations to windows and doors on side and rear and creation of refuse and cycle stores for flats at ground floor level was also refused on the ground that the application failed to demonstrate that the flats would

experience an acceptable level of internal noise and the absence of a legal agreement to secure car-free housing.

This was followed by another application (Ref - 2013/2301/P) for the change of use of the first, second and third floors to residential, which was withdrawn in September 2013 so that further discussions could take place with the Council's environmental health team regarding noise matters.

PROPOSALS

This application seeks planning permission for the installation of a new shopfront and minor external changes at the side and rear in connection with the use of the site as a drinking establishment (Use Class A4). It is proposed that the site will be operated by Ruth and Robinson Ltd, an independent start-up business and will be run as a drinking establishment with occasional live music and acts. Each element of the proposal for which planning permission is sought is described further below.

Shopfront

It is proposed to install a new shopfront at street level comprising new entrance doors and the restoration and painting of the existing timber façade. The new entrance doors will be formed of solid wood with traditional style round pull knockers, set within a steel frame. The remainder of the existing timber façade will be restored and painted in a grey blue colour (RAL 5008). The existing fire exit adjacent to the main entrance will be retained as existing. In addition, the existing timber frames on the upper storeys will be painted an off-white colour and the entire frontage will be cleaned and restored.

Changes to External Terrace

The existing external terrace area at the first floor is currently covered by a timber pergola, which is partially covered by a mono-pitch glass roof mounted on the timber rafters. It is proposed to remove the mono-pitch glass roof and replace the existing timber rafters with a new pergola, to be formed of a timber structure, with a trellis for trailing plants. The pergola structure will be 3.1 metres high and extend a length of 10.4 metres.

Removal of existing fire escape stair and creation of new fire escape

The existing gantry door to the side of the property will be removed, along with the removal of the metal fire escape stair which runs down the side of the building on the western elevation. In order to comply with fire regulations and provide an adequate means of escape, a new fire escape stair at the rear of the external terrace area will be installed as shown on the enclosed drawings, leading to the main fire escape door at the front of the property, which will remain in situ.

Separate planning applications will be submitted dealing with the use and replacement plant. Advertisement Consent will be sought for any new signage.

POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in Camden

comprises the London Plan 2015, consolidated with alterations since 2011, Camden's Core Strategy (November 2010), Camden's Development Policies (November 2010) and Camden's Supplementary Planning CPG1 Design and CPG6 Amenity, and the Camden Town Conservation Area Appraisal and Management Strategy 2007.

Consideration has also been given to the National Planning Policy Framework, which highlights a presumption in favour of sustainable development. The most relevant policies for the proposal are set out below.

Camden Core Strategy

Policy CS14 (Promoting high quality places and conserving our heritage) aims to secure the highest standards of design that respect local context and character and which preserve and enhance Camden's rich and diverse heritage assets.

Camden Development Policies

Policy DP24 (Securing high quality design) requires all developments to be of the highest standards, taking into account character, setting and context.

Policy DP25 (Conserving Camden's heritage) states that the Council will only permit development within Conservation Areas that preserves and enhances the character and appearance of the area.

Policy DP30 (Shopfronts) states that the Council expects a high standard of design in new and altered shopfronts, which reflect the existing character, architectural and historic merit and design of the building.

JUSTIFICATION

The site has been vacant and boarded up since April 2015 detracting from the street scene in this prominent location on Camden High Street. The new shopfront will be complementary to the building's architectural features including the stone decorations on the upper floors of the façade, which will be cleaned up and restored.

The new shopfront will retain a large part of the original ground floor façade with the main change being the addition of a new entrance door and repainting of the façade. The new entrance door will be constructed from good quality materials and will comprise a solid wood door within a steel surround. The existing hanging lighting above the shopfront will be removed. The shopfront will incorporate step-free access from the street into the site. The design of the shopfront is considered to be sympathetic to the building and in-keeping with the traditional public house architecture, which the building is recognised for within the Camden Town Conservation Area in accordance with Policies DP24, DP25 and DP30.

At the rear of the site, the replacement pergola represents an improvement on the existing pergola and will provide additional screening to the external terrace area where there will be seating and tables for customer use. The pergola will be softened with trailing plants. The removal of the existing fire escape stairs and gantry door to the side of the property, and the addition of a new fire escape stair will ensure that the building fully complies with modern day fire and building control regulations.

All of the proposals will significantly improve the appearance of the building and make a positive contribution to the Conservation Area, as well as ensuring that adequate means of escape is provided in line with current regulations.

We look forward to discussing the application with you. If you require any further information then please do not hesitate to contact Catherine Stephens on 0207 832 0258.

Yours faithfully

A handwritten signature in blue ink that reads "CgMs". The letters are cursive and connected.

CgMs Consulting
For and on behalf of Ruth and Robinson Limited