

Mr Chris Georgiou  
CG Architects  
221 East Barnet Road  
Hertfordshire  
EN4 8QS

Application Ref: **2015/5327/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

29 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**88 The Golden Lion  
Royal College Street  
London  
NW1 0TH**

Proposal:

Creation of a studio flat at first floor level and a further 2 bedsits at second and third floor levels; creation of balcony at first floor level; replacement of ground floor window with new entrance door.

Drawing Nos: 1003/01; 1003/02; 1003/03; 1003/04/RevA; 1003/05/RevA; 1003/06/RevB; 1003/07.

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 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 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 1003/01; 1003/02; 1003/03; 1003/04/RevA; 1003/05/RevA; 1003/06/RevB.

Reason:

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

- 4 Prior to the first use of the kitchen at basement level, full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation, 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.

- 5 The studio flat at first floor level shall remain as ancillary residential use to the public house unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the viability of the public house at ground floor level and to protect the amenities of any future residents in accordance with the requirements of policy CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed creation of two further bedsit rooms, to bring the total number of bedsit rooms on site to seven is in accordance with policy DP9, which supports the development of housing with shared facilities across the borough. The proposed creation of a self-contained studio flat, which is ancillary to the A4 use, at first floor

level is considered acceptable. A planning obligation has been secured via the agreement of a Section 106 Legal Agreement to ensure that the proposed new units are car free. A condition has also been attached to the planning permission to ensure that the unit will be kept ancillary to the pub use to ensure the long term viability of the pub and that there is no conflict of uses between the C3 and A4 use. The creation of a balcony on first floor level is considered acceptable as it does not compromise the amenities of any nearby neighbours.

As a result of the proposed new entrance, the toilets at ground floor level have been relocated to the basement level. A disabled platform is proposed to make the basement accessible from ground floor which is considered acceptable. It was noted on site that the darts board is currently located on the rear wall adjacent to the entrance to the toilets. It proposed that the dart board, which is identified as a contributor to the community role of the pub, which is listed as an Asset of Community Value (ACV), will be relocated onto the new internal wall which separates the new entrance to the upstairs units from the pub. It is however considered that there is sufficient space to allow the use of the darts board in its new location. Currently, there is no functional kitchen to serve the pub. It is proposed to locate a new kitchen in the basement to allow food to be served on site. A condition has been attached to the planning permission which requires the applicant to demonstrate that the kitchen will not create unacceptable levels of noise and that the proposed ventilation equipment is acceptable prior to the use starting on site. As a result of the proposed works, it is therefore considered that the viability of the pub, and its community value, will not be compromised and is therefore considered acceptable.

Whilst the development will have some visual impact and an impact on the capacity of the local road network, appropriate steps have been made to ensure that the scheme is acceptable via the use of planning conditions and obligations. In terms of design, the alterations to the host building are not considered harmful to the character or appearance of the host building or street scene due to the small nature of the alterations.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP9, DP15, DP19, DP24, DP26, DP28, and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.5, 4.8, 7.4, 7.6 and 7.8 of the London Plan 2015 Consolidated with Alterations since 2011; and paragraphs 14, 17, 28, 56-66, and 70 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).
- 4 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.

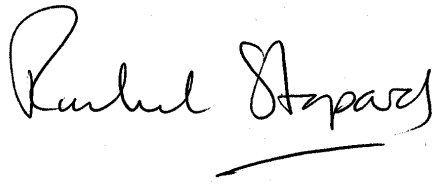
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment