

# 2016/0037/P - Former Public Convenience, Kentish Town Road



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Photos



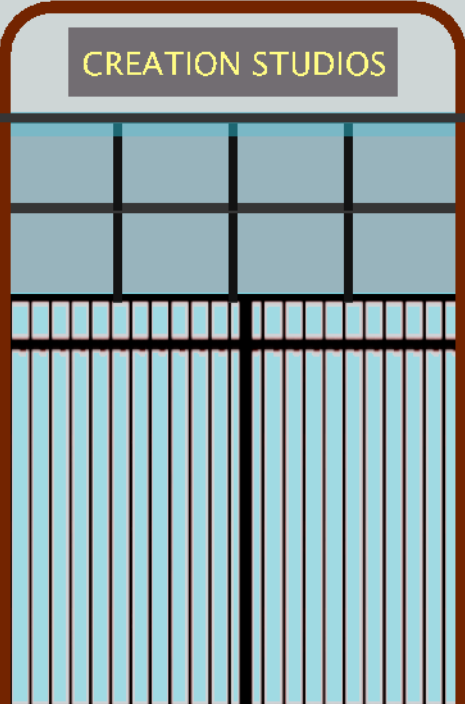




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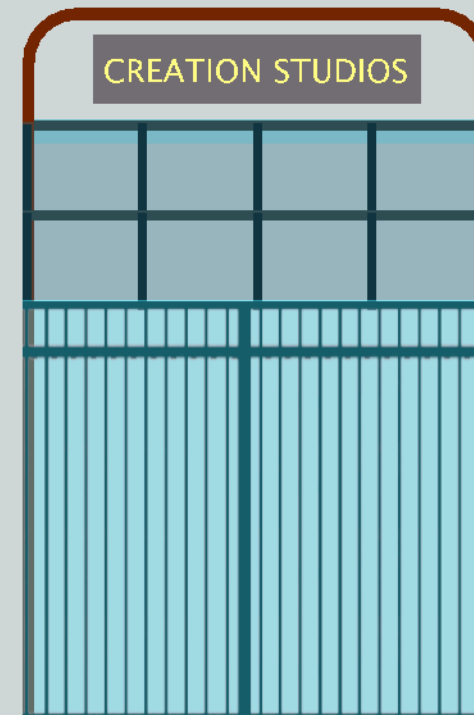
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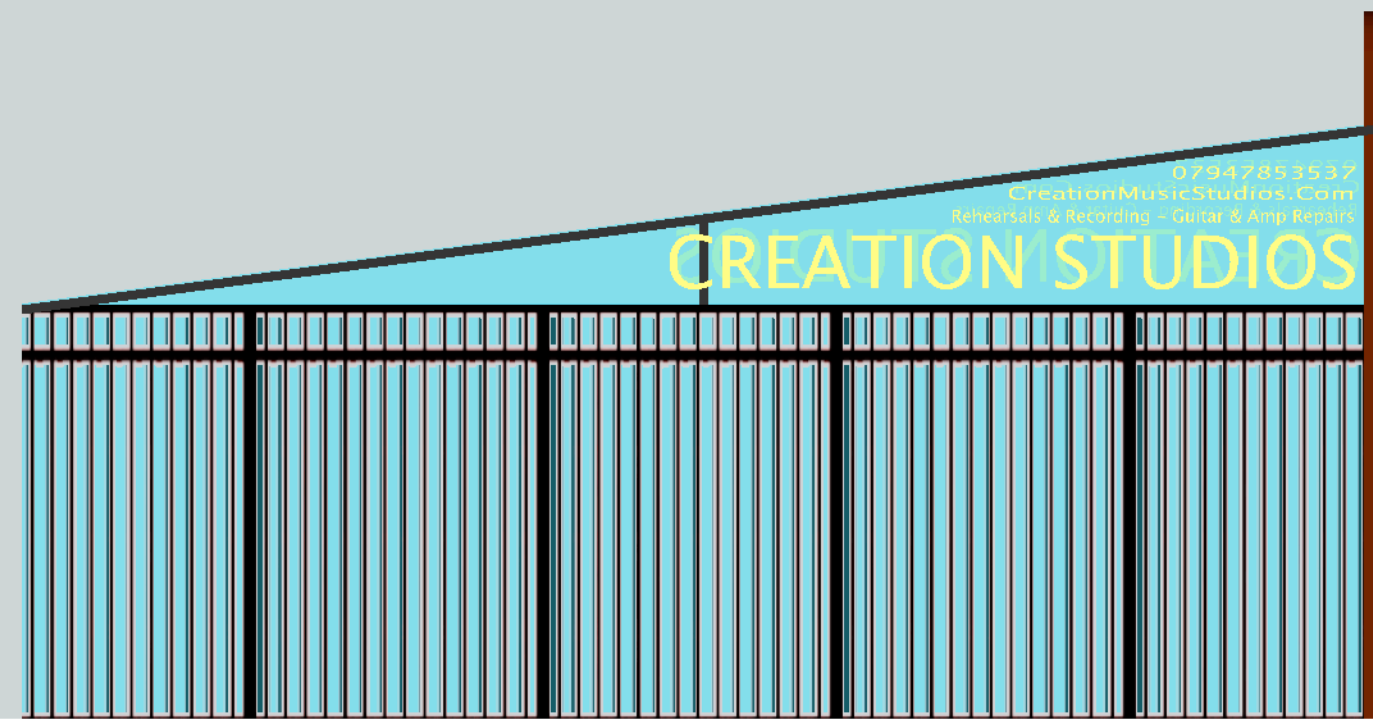
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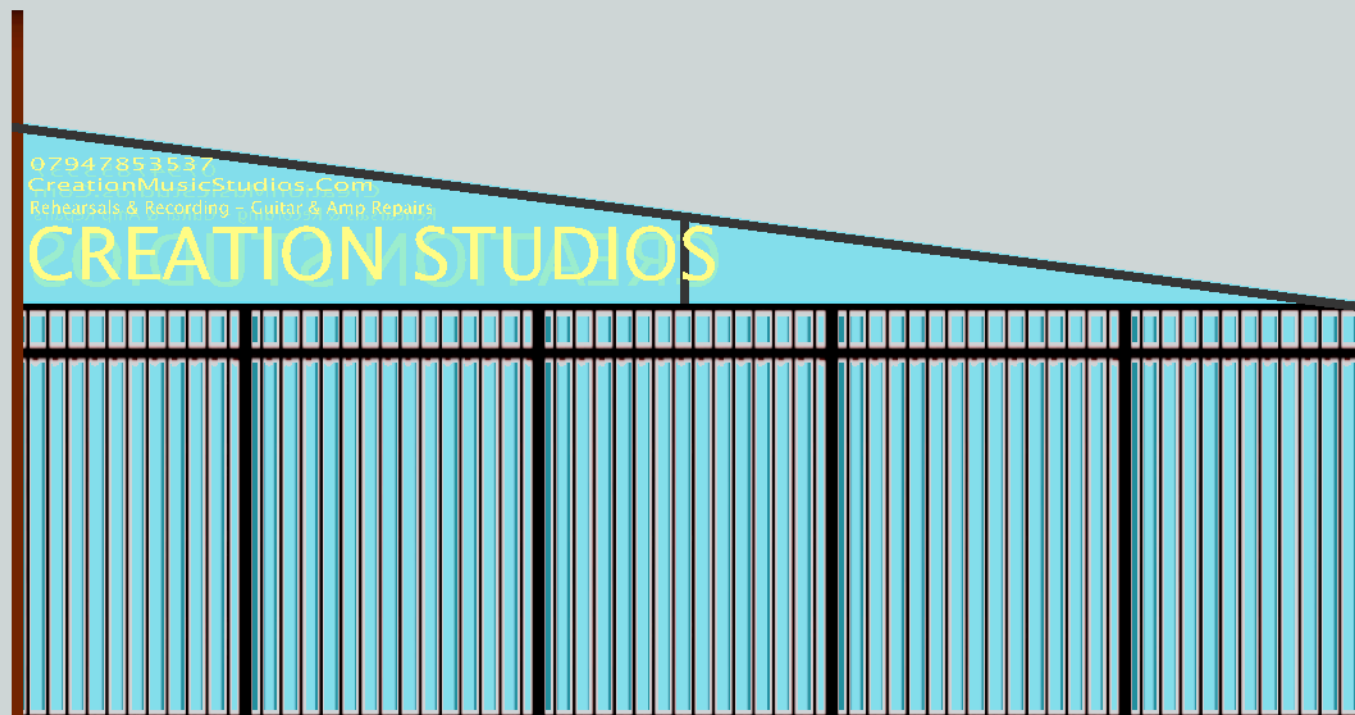
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1 metre



Scale 1:25  
Print size A3  
  
1 metre



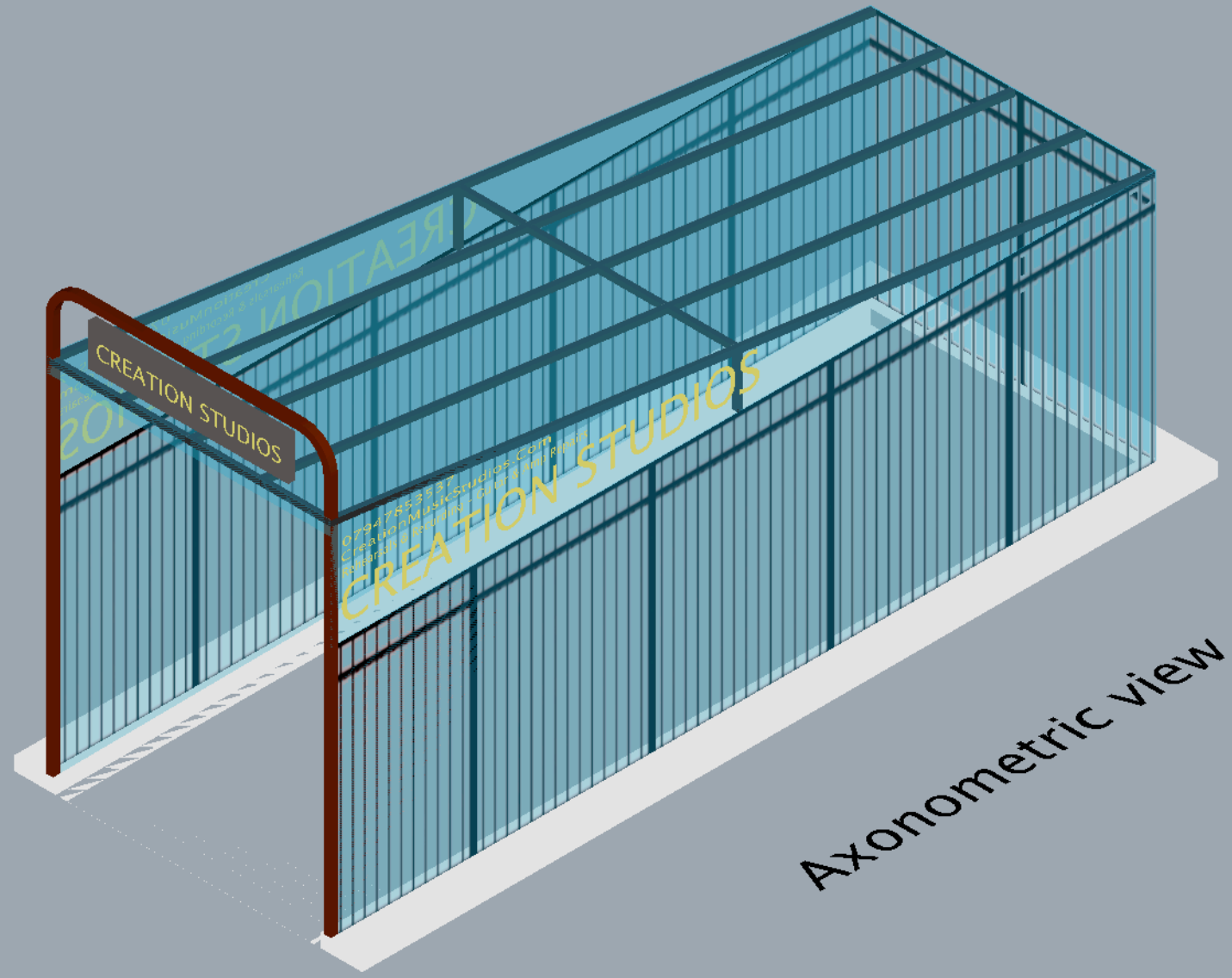


Scale 1:25  
Print size A3  

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1 metre





Axonometric view

Scale 1:25  
Print size A3  
1 metre

Scale 1:4  
Font: Lucida Grande

40.9mm

40.9mm

41.9mm

173.9mm

59.6mm

148.1mm

07947853537

CreationMusicStudio

Rehearsals & Recording - Guit

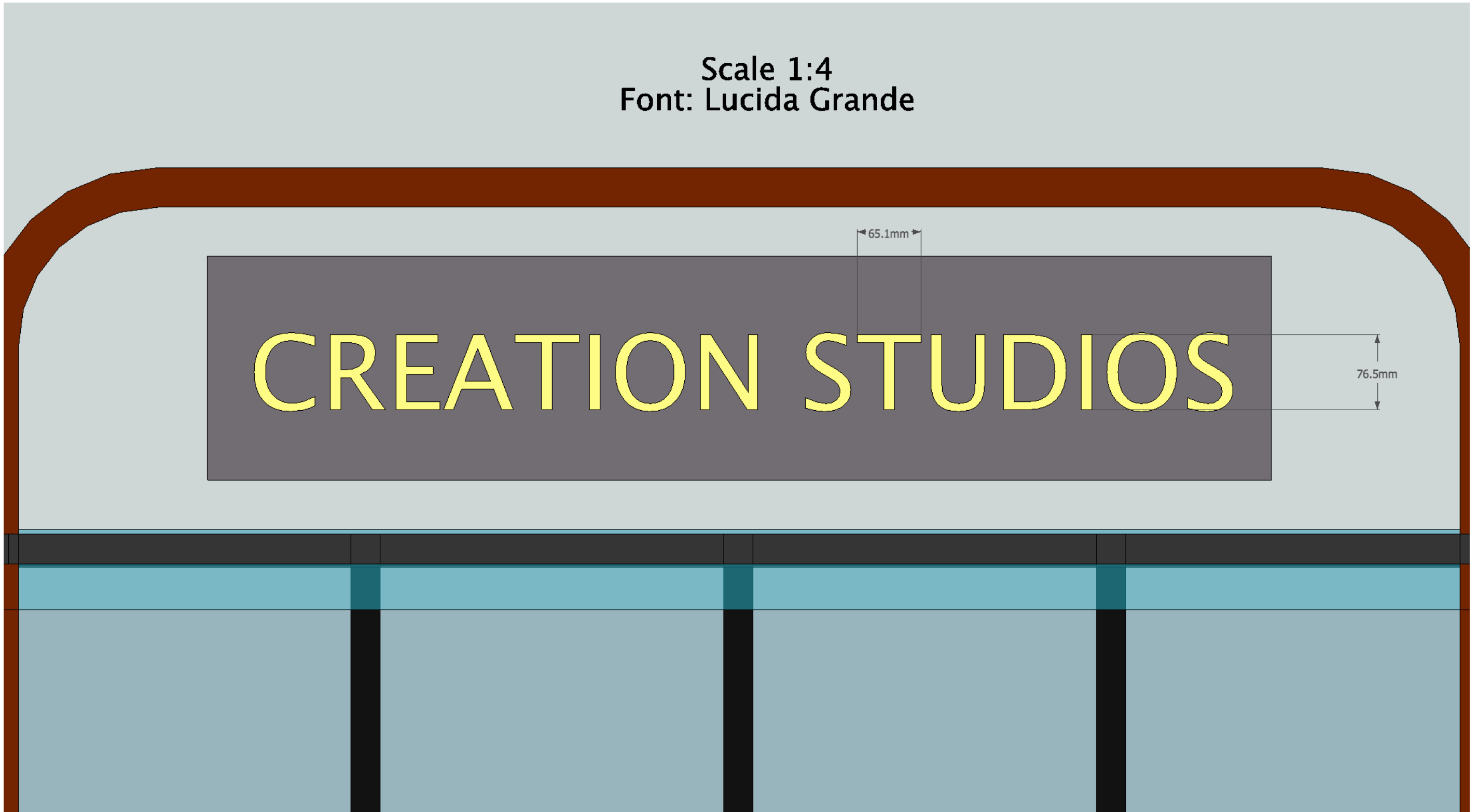
CREATION

Scale 1:4  
Font: Lucida Grande

CREATION STUDIOS

65.1mm

76.5mm



|   |  |                       |  |                   |
|---|--|-----------------------|--|-------------------|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b> | <b>Expiry Date:</b>  | <b>16/10/2015</b> |
| <b>(Members Briefing)</b>   |  | N/A / attached        | <b>Consultation Expiry Date:</b>   | 05/01/2016        |
| <b>Officer</b>  |  |                       | <b>Application Number(s)</b>   |                   |
| Kate Phillips   |  |                       | 2015/4831/A<br>2016/0037/P   |                   |
| <b>Application Address</b>  |  |                       | <b>Drawing Numbers</b>   |                   |
| Former Public Convenience<br>Kentish Town Road<br>London<br>NW1 9PX   |  |                       | Site Location Plan at 1:1250; Side elevation (east); Side elevation (west); Front elevation; Rear elevation; Roof plan; Sign Lettering size 1; Sign Lettering size 2 |                   |
| <b>PO 3/4</b>   | <b>Area Team Signature</b>   | <b>C&amp;UD</b>       | <b>Authorised Officer Signature</b>  |                   |
|   |  |                       |  |                   |
| <b>Proposal(s)</b>  |  |                       |  |                   |
| 2015/4831/A - Display of 2 no. non-illuminated signs on acrylic material at sides of metal structure; display of 1 no. double-sided hanging sign above entrance steps |  |                       |  |                   |
| 2016/0037/P - Installation of transparent acrylic material inside the existing metal structure to enclose the staircase   |  |                       |  |                   |
| <b>Recommendation(s):</b>   | <b>Grant conditional planning permission</b><br><b>Grant conditional advertisement consent</b> |                       |  |                   |
| <b>Application Type:</b>  | <b>Advertisement Consent</b><br><b>Full Planning Permission</b>                                |                       |  |                   |

|                                    |   |           |                  |           |                   |           |
|------------------------------------|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | <b>Refer to Draft Decision Notices</b>  |           |                  |           |                   |           |
| Informatives:                      |   |           |                  |           |                   |           |
| <b>Consultations</b>               |   |           |                  |           |                   |           |
| Adjoining Occupiers:               | No. notified  | <b>00</b> | No. of responses | <b>00</b> | No. of objections | <b>00</b> |
|                                    |   |           | No. Electronic   | <b>00</b> |                   |           |
| Summary of consultation responses: | The planning application was advertised by site notice on 29/01/2016 (consultation end date 18/02/2016) and the advertisement consent application was advertised in the local press on 27/08/2015 (consultation end date 17/09/2015) and a site notice was displayed on 26/08/2015 (consultation end date 16/09/2015).  |           |                  |           |                   |           |
| Rochester CAAC                     | <p>Object on the following grounds:</p> <ul style="list-style-type: none"> <li>- The location is at a historic junction in Kentish Town, close to non-designated heritage assets.</li> <li>- The toilet retains the original design of railings around the entrance. These provide both safety protection in the street and a visual demonstration of the entrance to below ('underground').</li> <li>- Kentish Town has railings around many building front areas: where there are steps down lightwells into basements in terraces, no enclosure is allowed for the railings nor covers for the steps.</li> <li>- The scheme seeks to create a solid enclosed building structure at ground floor level, albeit with translucent walls. This would imply a 'building' where there was not one before, and where there is no 'grammatical' position (eg 'building line').</li> <li>- The scheme proposes the 'advertising boards' to "enclose and protect the stair enclosure from the weather and protect the studio at night", i.e. to create walls and roof. This would create a new building in the middle of the public highway in a position of heritage interest.</li> </ul> <p><b>Officer comment:</b></p> <p><i>See section 2 of the report below. Due regard has been paid to the impact on nearby locally listed buildings and the nearby conservation areas.</i></p> <p><i>Whilst the Council may not allow the enclosure of lightwells etc., this case is different and the use of the premises has changed from a public WC to a private business. It is considered to be appropriate to allow some form of sensitive enclosure which prevents water/leaves/rubbish ingress to the entrance steps, and which would aid in overnight security for the new occupiers.</i></p> <p><i>It is not considered that the proposal would create a new building in the street. The transparent acrylic material would allow the original metal frame structure to remain visible and the original use of the premises would remain clear.</i></p> <p><i>(NB. The application site is <b>not</b> within the Rochester Conservation Area.)</i></p> |           |                  |           |                   |           |

## Site Description

The application site is the former underground WC at the junction of Kentish Town Road and Royal College Street. Retrospective planning permission was granted last year (2015/4445/P) for a change of use of the premises from retail use (Class A1) to a mixed use of recording studio, music rehearsal and tuition, and guitar repair workshop (Class B1).

The current signage (unauthorised) consists of black and white painted wooden boards above the entrance steps with the name of the business on them (Creation Studios). Black plastic sheeting has been installed within the inside of the metal structure. The metal railings have been painted red.

The application building is not listed and it is not within a conservation area.

## Relevant History

2015/4445/P – Change of use of basement from retail use (Class A1) to mixed use of recording studio, music rehearsal and tuition, and guitar repair workshop (Class B1) (retrospective) – Granted 07/10/2015

Public conveniences Junction of Fortress Road and Highgate Road

2014/1289/P - Change of use of public conveniences (sui generis) to bar (Class A4) at lower ground floor level including installation of 2 x air-conditioning units at ground floor level - Granted Subject to a Section 106 Legal Agreement 06-02-2015

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan 2015 consolidated with alterations

### LDF Core Strategy and Development Policies 2010

CS7 Promoting Camden's centres and shops

CS14 Promoting high quality places and conserving our heritage

DP10 Helping and promoting small and independent shops

DP24 Securing high quality design

DP25 Conserving Camden's heritage

### Camden Planning Guidance

CPG1 Design (2015)

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the installation of transparent acrylic material inside the existing metal structure to enclose the staircase.

1.2 Advertisement consent is sought to display 2 no. non-illuminated signs on the acrylic material at the sides of the metal structure; and to display 1 no. double-sided hanging sign above the entrance steps.

### 2. Impact on the character and appearance of the host building and the surrounding area

#### The acrylic enclosure

2.1 The application site is at the junction of Kentish Town Road and Royal College Street. The application site is not within a conservation area; however, the Rochester Conservation Area is to the north (which includes St Barnabus Church on the corner of Kentish Town Road and Bartholomew Road); and the Jeffrey's Street Conservation Area is to the south (further along Royal College Street). The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990. Special regard therefore needs to be paid to the setting of the conservation areas and any harm thereto. There are also a number of locally listed buildings near to the application site, and regard must be paid to the impact on these buildings.

2.2 The former WC entrance steps are relatively prominent, due to their location at the road junction. The existing signage (which is unauthorised), by virtue of its 'top-heavy' and solid design, draws attention to the structure, and the wooden boards above serve as a roof and create a sense of enclosure. However, historically, the structure would have been more open and permeable in character and appearance.

2.3 The proposed acrylic material would be transparent and it would be placed inside the metal frame above the entrance steps. The new roof would also be made of transparent acrylic material and the form of the roof would be relatively simple (i.e. single pitch and lower in height than the highest part of the original metal frame). As a result of the transparency, it would still be possible to discern the original metal structure, and the original use of the entrance steps (i.e. the former WC) would be understood.

2.4 Concern has been raised that the proposal would serve to create a new building where there previously was not a building. However, as noted, the transparent acrylic material would allow the original metal frame to remain visible and dominant, and the proposal would not make the original structure any larger. It is not considered that the resultant structure would appear as a new building in the street scene; instead the former use of the underground premises would remain clear.

2.5 It is recognised that the acrylic material would serve to enclose the entrance steps (whereas previously they would have been open); however, the structure is not listed, it is not within a conservation area and it is not considered that it makes a positive contribution to the street scene or the character and appearance of the wider area. The applicant notes that the acrylic material would help prevent water/leaves/rubbish ingress to the entrance steps, and it would also prevent foreign objects from being thrown into the steps. Also, the enclosure will aid in overnight security for the premises. Given that the use of the underground premises has changed from a public WC to a private business, it is considered to be appropriate to allow some form of sensitive enclosure and it is considered that the proposed acrylic material represents a suitable solution.

2.6 Given the nature and scale of the proposed development, it is not considered that the proposal would harm the setting of any nearby locally listed buildings and neither is it considered that the proposal would harm the character and appearance of the nearby conservation areas. Overall, the proposal is considered to be acceptable in this regard.

## The advertisements

2.7 CPG1 guides that good quality advertisements should respect the architectural features of the host building and the character and appearance of the surrounding area. CPG1 also notes that interesting and unique styles of advertisements and signs will be considered acceptable where they are compatible with the host building and the surrounding environment.

2.8 The application site is not a typical business premises and therefore an individual approach to advertising is required. The proposed advertisements, by virtue of their design, siting and scale, are considered to be sensitive and in keeping with the character and appearance of the host structure, whilst also allowing the current tenants to draw attention to their business.

2.9 There is another former WC premises further north in Kentish Town (at the junction of Kentish Town Road, Highgate Road and Fortess Road), which has been converted to a bar (Class A4). Whilst the owners of that premises have not enclosed the entrance steps, they have installed a relatively large advertising board above the steps. The proposed advertisements at this location would be no more visually prominent than the advertising at the other former WC premises.

2.10 It is not considered that the proposed advertisements would harm the character and appearance of the host building, the street scene or the wider area and neither is it considered that the advertisements would cause harm to the setting of any nearby locally listed buildings or the nearby conservation areas.

### **3. Impact on public safety**

3.1 Although the application site is located at a road junction, it is not considered that the proposed advertisements would impact on public safety. This is because the advertisements would be relatively small and they would be viewed against the backdrop of the existing metal structure. Furthermore, the advertisements would not be illuminated.

#### **Recommendation:**

#### **Grant conditional planning permission**

Grant conditional advertisement consent

**DISCLAIMER: Decision route to be decided by nominated members on *Monday 29th February 2016*. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'.**



Dr Mark Matheson  
Stratagem Planning Consultants Ltd  
Back Building  
148-150 Curtain Road  
London  
EC2A 3AR

Application Ref: **2016/0037/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

22 February 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Former Public Convenience**  
**Kentish Town Road**  
**London**  
**NW1 9PX**

**DECISION**

Proposal:  
Installation of transparent acrylic material inside the existing metal structure to enclose the staircase

Drawing Nos: Site Location Plan at 1:1250; Side elevation (east); Side elevation (west); Front elevation; Rear elevation; Roof plan; Sign Lettering size 1; Sign Lettering size 2

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

Condition(s) and Reason(s):

- 1 The works hereby approved shall be carried out within 3 calendar months of the date of this permission, unless otherwise agreed in writing with the Local Planning Authority.

Director of Culture & Environment



Reason: The existing structure is unauthorised and an unacceptable form of development. 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.

- 2 The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; Side elevation (east); Side elevation (west); Front elevation; Rear elevation; Roof plan; Sign Lettering size 1; Sign Lettering size 2.

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

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.

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

Director of Culture & Environment

**DRAFT**

**DECISION**

Stratagem Planning Consultants Ltd  
Back Building  
148-150 Curtain Road  
London  
EC2A 3AR

Application Ref: **2015/4831/A**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

22 February 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990

**Advertisement Consent Granted**

Address:  
**Former Public Convenience**  
**Kentish Town Road**  
**London**  
**NW1 9PX**

**DECISION**

Proposal:  
Display of 2 no. non-illuminated signs on acrylic material at sides of metal structure; display of 1 no. double-sided hanging sign above entrance steps

Drawing Nos: Site Location Plan at 1:1250; Side elevation (east); Side elevation (west); Front elevation; Rear elevation; Roof plan; Sign Lettering size 1; Sign Lettering size 2

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

Conditions and Reasons:

- 1 The advertisements hereby approved shall be displayed within 3 calendar months of the date of this permission, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The existing advertisement is unauthorised and an unacceptable form of  
Director of Culture & Environment



development. 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.

- 2 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 No advertisement shall be sited or displayed so as to
- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 6 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 7 The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with 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.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; Side elevation (east); Side elevation (west); Front elevation; Rear elevation; Roof plan; Sign Lettering size 1; Sign Lettering size 2.

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

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 in regard to your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment

**DECISION**