

Address:	Hope & Anchor PH 74 Crowndale Road London NW1 1TP		8
Application Number:	2014/2621/P	Officer: Seonaid Carr	
Ward:	Regents Park		
Date Received:	10/04/2014		
Proposal: Change of use from public house (Class A4) retail or estate agents offices (Class A1/A2) at part ground, part basement levels and residential (Class C3) to provide 8 flats (1 x 3 bed, 4 x 2 bed, 3 x 1 bed), enlargement of existing basement with side lightwell, replacement of single storey rear/side addition with 3 storey rear/side extension, erection of mansard roof with terrace and alterations to windows and doors.			
Drawing Numbers: P010 Rev A, P011 Rev A, P012 Rev A, P013 Rev A, P014 Rev A, P020, P022, P030, P031, P100 Rev A, P101 Rev A, P102 Rev B, P103 Rev B, P104 Rev B, P105 Rev B, P200 Rev A, P201 Rev A, P202 Rev A, P300 Rev A, P301 Rev A, P302 Rev B, Basement Impact Assessment by Lyons O'Neill dated 08 April 2014, Additional Information to accompany LON Basement Impact Assessment by Lyons O'Neill dated 08 April 2014, CSH and BREEAM Report by Abbey Consultants (Southern) Ltd dated 01 May 2014, Noise Impact Assessment Report 20433/NIA1 by Hann Tucker Associates dated 25 June 2014 and Letter from Hann Tucker Associates dated 23 June 2014.			
RECOMMENDATION SUMMARY: Grant conditional permission subject to Section 106 legal agreement.			
Applicant:		Agent:	
Videcraft Ltd. 22 Elms Avenue London NW4 2PG		Madigan Browne Architects 14 City Road London EC1Y 2AA	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	A4 Drinking Establishments		497.6m ²
Proposed	A1 Shop/A2 Financial and professional		121.6m ²
	C3 Dwelling House		657.8m ²
	Total		779.4m²

Residential Use Details:		
	Residential Type	No. of Bedrooms per Unit

		1	2	3	4	5	6	7	8	9+
Proposed	<i>Flat/Maisonette</i>	3	4	1						

OFFICERS' REPORT

Reason for Referral to Committee: This application is reported to the Development Control Committee as it involves the creation of more than 5 residential units [Clause 3(iii)].

1. SITE

- 1.1 The application site is the Hope & Anchor Pub, located on the corner of Crowndale Road and Bayham Street. Like many pubs in Camden its scale and character has local townscape interest. The ground floor pub is clad in glazed green tiles with the first and second floors being set back from the ground floor and finished with a stuccoed façade. Immediately to the north of the pub is a gap at the upper levels up to the existing three storey house with modern flat roofed mansard at No.1 Bayham Street.
- 1.2 Immediately on its west side it abuts Koko, a club / music venue, which is listed Grade II. It is 4 storeys high where it abuts the application site and it is this which would form the backdrop for the proposed development.
- 1.3 There is a Grade II listed terrace of 12 houses, Nos.31 to 55, directly opposite on the south side of Crowndale Road. This terrace dates from the early-mid C19. It is faced in yellow stock brick with rusticated stucco ground floors, it is 3 storeys high with a basement level. The houses are 2 windows wide each, they feature square-headed doorways with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. The terrace has a strongly defined stuccoed cornice and parapet line.
- 1.4 There is also a significant terrace at No.48-72 Crowndale Road which dates from the mid-C19, opposite on the east side of the street from the site. This terrace is 3 storeys high with a slated mansard roof, and it typifies the scale of the street. This terrace of town houses is constructed of yellow stock brickwork and has white painted sash windows.
- 1.5 Both of these terraces Nos.31 to 53 and Nos.48-72 Crowndale Road are crucial in defining the scale, rhythm, and character of the street. The site lies within Camden Town Conservation Area and the Camden Town Centre.

2. THE PROPOSAL

Original

- 2.1 Planning permission is sought for the following works:
 1. Change of use from public house with ancillary residential accommodation (Class A4) to residential (Class C3) to provide 8 self-contained units(1 x 3 bed, 4 x 2 bed, 3 x 1 bed) and a A1/A2 unit;
 2. Excavation to increase the depth and footprint of the existing basement and the introduction of a lightwell to the Bayham Street elevation;

3. Erection of a rear/side extension to the Bayham Street elevation;
4. Mansard roof extension;
5. Alterations to fenestration;
6. General works of renovation to elevations of the building; and
7. Provision of bin & cycle store.

- 2.2 As the site exists it is comprised of the three storey building which is in use as a public house with ancillary residential accommodation to the first and second floors and storage to the basement level. Within the rear yard area of the site is a second building which is one and half storeys in height and also provides ancillary residential accommodation.
- 2.3 The proposed development includes excavation to enlarge the basement, the existing basement has a footprint of 160.2sqm and is 1.8m below ground level, this would be extended to a footprint of 233sqm, excavating 3m below ground level. The basement would include a lightwell to the Bayham Street elevation, that would measure 1.5m by 8.2m and would be bound by a 1m high metal balustrade.
- 2.4 The proposed development is to demolish the rear building within the yard area to extend the main building on the site with a three storey rear/side extension which would front onto Bayham Street. The proposed extension would accommodate a lightwell for the basement and as such the ground floor and above would be set back 1.5m from the building line of the ground floor of the main building, siting the extension in line with the first floor and above. The proposed extension has been designed to be in keeping with the style of the neighbouring terrace with a rendered ground floor and brick on the upper floors. The proposed extension would measure 8.2m wide (as it fronts Bayham Street), the extension would build up to the boundary with 1A Camden High Street and 1 Bayham Street. The extension would be four storeys in height (including a mansard roof addition) plus basement level. The extension would be set down from the height of the main building by 1.3m. The roof of the extension would be of a mansard form with the lower pitch set at 70 degrees and the upper pitch at 30 degree which then turns into a flat roof. The flat roof would then accommodate a roof terrace which would be bound by a 1.1m high glass balustrade and set back 4.1m from the front elevation of the extension. The terrace would be accessed via a stair enclosure which would project 0.6m above the roof of the mansard.
- 2.5 The proposed mansard extension would be to the roof of the existing three storey main building. The mansard would be set behind the existing parapet with the lower pitch set to a 70 degree angle and the upper pitch set to 30 degrees. The mansard would incorporate three dormers on the Crowndale Road facade and two on the Bayham Street facade.
- 2.6 The works to the fenestration would include renovating and replacing existing windows with matching double-glazed timber sash windows. To the Bayham Street elevation it is proposed to install a new window to each level at first and second floor levels. At ground floor it is proposed to replace the existing windows with new double-glazed timber sash windows.

- 2.7 The tiles to the ground floor frontage would be retained and repaired and the render to the upper floors replaced with new render.
- 2.8 The development would incorporate a bin and cycle store to the Crowndale Road elevation. The new store would utilise the existing double doors located to the far side of the Crowndale Road elevation. The new store would provide storage for 13 cycles and four 360 litre bins.

Revision

- 2.9 During the course of the application an amendment was sought to include the noise mitigate measures recommended by the acoustic consultant and rearrange the internal layout of the proposed units, to move the bedroom away from the party wall with the neighbouring property 1A Camden High Street, also know as Koko which is in use as a nightclub in order to improve the standard of accommodation of future occupiers and to ensure a residential use adjacent to Koko would not hinder its business.

3. RELEVANT HISTORY

- 3.1 No relevant planning history

4. CONSULTATIONS

Statutory Consultees

- 4.1 London Underground – No objection.

Conservation Area Advisory Committee

- 4.2 Camden Town CAAC – comment:
 - We generally approve of this application which is ingenious and makes the best of the corner site.
 - Our only concern is the lighting of the basement part of Unit 1, where the kitchen and bathroom do not have windows. This is particularly bad for the kitchen which should, perhaps be joined to the living area.

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	3
<i>Total number of responses received</i>	3
<i>Number of electronic responses</i>	3
<i>Number in support</i>	0
<i>Number of objections</i>	3

- 4.3 One objection was received from a resident at Westerham House, a summary of which is provided below:

- Will the pub remain looking the same or is the plan to remove the original windows and doors. There are now three estate agents within two minutes of the premise I do not see the need for another. It would be a real shame and detrimental to the road if it were to turn into a cheap looking new build. It is a lovely old building with character and this needs to be looked after.

4.4 Two objections have been received from local bars, Koko and the Purple Turtle, which neighbour the site, a summary of which is provided below:

- The scheme fails to fully consider the long established character of its surrounding environment and the amenity of future residents. We therefore question the suitability of the site for residential accommodation, unless it can be demonstrated that resident amenity would not be impacted by the existing noise and activities within the Town Centre which include night time economy uses.
- The development is likely to lead to complaints over noise, resulting in a serious threat to established local businesses.
- There are no assurances that the future of existing businesses will be protected.
- Local businesses are an integral part of the creative industry in London, providing significant employment and associated employment in the wider industry.
- A noise report should have been submitted with the planning application.
- The site is within a Town Centre and in one of the Mayors strategic cluster of night time activity, the London Plan Policy 4.6 supports the continued success of London's diverse range of arts, cultural and entertainment enterprises.
- Prominent high street frontages are the most suitable and therefore less suitable for residential uses, unless it can be demonstrated that residential amenity would be acceptable.
- The Grade II listed building in which Koko currently operates has served as a community and cultural asset for over 100 years, this is the intended purpose of this building and there is a duty to ensure its sustainable future, to achieve this it must be protected and allowed to continue to operate for this purpose.
- Appropriate noise mitigation must be incorporated into the design of the proposed development.
- A heritage assessment as required by the NPPF should be submitted to assess the impact of the proposed on the adjacent Grade II listed building and the conservation area.
- Koko is a large entertainment venue with a late licence allowing operation up to 7 days a week. The venue is responsibly managed to minimise noise and disturbance, due to nature of the use it is unavoidable that some noise will be audible during day and night time hours, band equipment regularly arrives via articulated truck, which is loaded and unloaded outside the venue.
- Customers frequently queue past the Hope & Anchor at any time of the day and well into the night, once an event has ended there will be a large quantum of customers leaving at the same time.
- Camden has lost a number of pubs to alternative uses in recent years, in some cases this is appropriate. The Hope & Anchor is in a prominent Town Centre location more suitable than most for such a use, as such the Council must be satisfied that sufficient evidence has been provided by the applicant to demonstrate the use is no longer viable.

- If the development results in the adjoining business closing, this could harm the future of this elegant Listed Building, as finding an alternative occupiers for such a purpose could be challenging.

5. POLICIES

5.1 National Planning Policy Framework 2012

5.2 The London Plan 2011

5.3 LDF Core Strategy and Development Policies 2010

LDF Core Strategy

CS1 Distribution of growth

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

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 & encouraging Biodiversity

CS18 Dealing with out waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

LDF Development Policies

DP1 Mixed Use Policy

DP2 Making full use of Camden's capacity for housing

DP3 Contributions to the supply of affordable housing

DP5 Homes of different sizes

DP6 Lifetimes Homes and Wheelchair Housing

DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

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

DP21 Development connecting to the highway network

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

DP27 Basements and lightwells

DP28 Noise and Vibration

DP29 Improving Access

DP30 Shopfronts

DP31 Provision of, and improvements to, open space and outdoor sport and recreation facilities

5.4 **Supplementary Planning Policies**

- Camden Planning Guidance 2011 as amended 2013;
- Camden Town Conservation Area Appraisal and Management Strategy (2007).

6. **ASSESSMENT**

6.1 The principle considerations to the determination of this application are summarised as follows:

- Land Use;
- Mix and quality of proposed housing;
- Conservation and design;
- Impact of basement works;
- Impact on neighbour amenity;
- Transport;
- Sustainable design and construction;
- Waste; and
- Planning obligations.

Land Use

6.2 Policy DP15 (Community and leisure uses) states that the Council will resist the loss of public houses that provide community facilities unless it can be demonstrated that alternative provision can be made elsewhere or that the premises are no longer economically viable. Paragraph 15.7 defines pubs that provide a community function as those that are used for meetings (social clubs – photographic/drama/theatre groups run by local residents). It is clear from this that not all pubs are protected by this policy, they must have a function within the community which extends beyond its primary function, as a drinking establishment for the community.

6.3 The pub is predominantly contained at ground floor level with the basement used for storage and the upper floors and rear building within the yard used for ancillary residential accommodation for those working at the pub. Upon visiting the site it was evident there were no additional rooms that provide dedicated space for community groups to meet. The pub does not provide nor has it ever provided a community function, as defined by paragraph 15.7 of Policy DP15, to local residents. It is therefore not protected by this policy. Furthermore no objections have been received from local residents in regard to the loss of the public house and no information has been provided to demonstrate that the pub provides a community facility and was widely used prior to its closure. Officers have also searched for evidence that it was used as a community meeting place for public groups but no evidence has been found.

6.4 Paragraph 70 of the National Planning Policy Framework (NPPF), states that planning decisions should plan positively for the provision and use of shared space and community facilities such as public houses to enhance the sustainability of communities and residential environments. Paragraph 70 also states that decisions should guard against the unnecessary loss of valued facilities and services, particularly

where this would reduce the community's ability to meet its day-to-day needs. In view of this consideration must be given to view of the losing the pub in more general terms.

- 6.5 It is also worth noting that the pub ceased operations in mid November 2013 as it was no longer a viable business with profits decreasing by 82.1% between 2012 and 2013.
- 6.6 In terms of its location within the community, the pub is located within a town centre which are areas designated to serve the needs of the community. However the site is on the very edge of the Town Centre and its frontage on Crowndale Road is noted as a secondary frontage. Given the building would retain a commercial use to the ground floor, the building would continue to contribute to the communities ability to meet its day-to-day need. Furthermore the site is located some 60m from Camden High Street where there are numerous other public houses which would enable members of the community to meet and which would fulfil the same role as this pub. Given the sites location on the edge of the Town Centre, the character of the area is changing into a more residential area. As such it is considered that the proposal would not conflict with the NPPF.
- 6.7 It is considered that this public house does not serve a community role as defined and protected by DP15, its loss would not conflict with the requirements of the NPPF to ensure the provision of community facilities and as such no objection is raised with regard to the loss of the public house.
- 6.8 With regard to the proposed use of A1/A2 to part ground and basement as the site is located within the Camden Town Centre with the Crowndale Road elevation being noted as forming part of the secondary frontage, the proposed use would be an appropriate land use and would ensure that the active frontage of the building is retained and that it would continue to add to the vitality and viability of the Town Centre. In respect of the remainder of the building which is to be used as flats, residential is a priority land use under policies CS6 and DP2, as such no objection is raised to the proposed land use in principle.

Mix and quality of proposed housing

- 6.9 The eight units proposed include a mix of 3 x 1 bed, 4 x 2 beds and 1 x 3 bed units. DP5 seeks the provision of at least 40% of market units to contain 2 bed homes. The development would comprise of 50% 2 bed units and as such accords with the Dwelling Size Priorities Table under policy DP5. There is also the provision of 1 x 3 bed which is in medium demand in market housing. Whilst 1 bed units are in the lowest demand as the majority would be 2 and 3 beds no objection is raised to the provision of 1 bed units. As such no objection is raised to the proposed mix which would fulfil the requirements of DP5.
- 6.10 With regard to the standard of accommodation, all units would either meet or exceed the space standards as set out in the London Plan, with the exception of flat 7 which would fall short by 1sqm given that it is only a very marginal shortfall it is considered acceptable.
- 6.11 In terms of levels of light, all rooms would be serviced by suitably sized windows, with many rooms being served by more than one window and a number of units being dual aspect, thus they would benefit from good levels of light and outlook.

Flat 1 would be located across the basement and ground floor levels, no objection would be raised to having the habitable accommodation at basement level in this area as it is not a street which is noted as having flooded and as such would accord with DP27 in that respect. Although some habitable accommodation would be at basement level given the size of the lightwell and that double doors would serve the room it would receive a sufficient level of light.

- 6.12 All rooms are considered to experience good outlook and would have largely unobstructed views as such the development would provide units with good outlook.
- 6.13 With regard to noise, the application site neighbours Koko which is a late night music venue and there is also the Purple Turtle located opposite at No.65 Crowndale Road. Both local businesses have objected to the proposal, mainly on the grounds of the impact having residential accommodation at the application site might have on the future operation of their business.
- 6.14 Looking firstly to the Purple Turtle located to No.65 Crowndale Road, it is important to note there is an existing terrace of residential properties neighbouring the Purple Turtle from 55 Crowndale Road and extending to the east. Given these residential properties are already in existence and located closer to the Purple Turtle than the application site, the future occupiers would not experience anymore noise or disturbance from the Purple Turtle than the existing neighbouring residents and as such the development is unlikely to impact on the future operation of this local business.
- 6.15 With regard to Koko, during the course of the application, the applicant has undertaken a noise survey to determine how much noise is evident in the existing building from Koko late night activities. The noise survey was undertaken from 17:45 on Friday 20 June until 17:45 on Sunday 22 June. Noise recorders were placed in two rooms within the application building, both recorders were placed at second floor level, one within an existing bedroom which shares a party wall with Koko and has a window overlooking a courtyard to the rear of the venue, the window was shut for the duration of the survey. The second was within an existing bedroom at the front of the premises with windows overlooking Crowndale Road, windows were shut for the duration of the survey.
- 6.16 Whilst on site the noise engineers noted that the noise levels of the first recorder was dominated by structure-borne venue noise, primarily transferred through the party wall, some noise was noted as coming through the window overlooking Koko's rear courtyard. Venue noise at the front of the premises close to the second recorder was noted to be lower and overall noise levels subjectively judged to be dominated by airborne street noise.
- 6.17 Results of the survey indicate that on Friday and Saturday night the noise level at the first recorder increased by 15dB during venue operating hours, therefore not complying with DP28. The second recorder showed no apparent sustained substantial increase in noise levels during venue operating hours and as such would meet DP28.

- 6.18 To mitigate against the increased levels of noise that would be experienced within the proposed unit, as the noise levels are noted to be through the party wall with Koko, it would be necessary to fully structurally isolate the proposed residential premises from the Koko building structure. The noise consultant has recommended the implementation of independent walls, floors and ceilings to noise sensitive habitable rooms. The wall linings should be a minimum of 400mm from the retained structure, be fully independent and comprise of 2 x 15mm SoundBlock boards with 100mm depth insulation in the void. The floor deck should have a minimum mass per unit area of 20kgm⁻² and be floated on a layer of 22mm mineral wool. The ceiling should comprise of 2 x 12.5mm SoundBloc with insulation in the void, hung on resilient hangers. The applicant has confirmed that they are willing to undertake the mitigation measures recommended by the noise assessors and have amended the proposed floor plans to demonstrate the proposed new wall to isolate the new residential accommodation from Koko.
- 6.19 Officers consider that with the relevant mitigation measures the proposed residential use would not be inhibited by being adjacent to the late night music venue and would not result in increased noise and complaints which may result in harm to the future operation of the neighbouring businesses. Details of the mitigation measures as noted within the noise report will be secured by condition to be approved prior to commencement of development. This will ensure the development would provide a suitable standard of accommodation.
- 6.20 Policy DP6 requires all new homes to comply with Lifetime Homes criteria as far as practically possible. The applicant has submitted a Lifetime Homes Assessment which addresses the 16 criteria within their Design and Access Statement. Due to the constraints of the existing building, not all of the criteria can be met, however it is considered the measures proposed are acceptable in this instance, these should be secured by condition.

Conservation and Design

- 6.21 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.
- 6.22 In regard to the works at basement level, the basement would be expressed via the lightwell to the Bayham Street elevation. Whilst lightwells to pub frontages are not normally considered acceptable, given the area where the lightwell would be located is not part of the original frontage of the public house it is not considered it would detract from the integrity of the parent building. Furthermore when viewed alongside other properties within Bayham Street, lightwells are part of the character of the road and as such this aspect of the proposal would not harm the character and appearance of the conservation area or host building.
- 6.23 With regard to the proposed rear/side infill extension, in architectural style this references the established C19 elevational treatment for its frontage, as does the detailed design incorporating facing materials of brickwork and stucco, it also responds to the scale and rhythm of the street.

- 6.24 Importantly the proposed height and massing of the new build infill drops down from the parapet level of the corner building, and there is a further drop down to the parapet level of No.1 Bayham Street. The new building line of the infill matches that of No.1 Bayham Street however there is a set back from the façade of the infill building to that of the corner pub. This juxtaposition of facades of adjoining buildings is a feature of the urban vernacular townscape and together with the height and massing works well in this instance.
- 6.25 In respect of the proposed mansard to the original main building, officers consider the design of the mansard roof appropriate and the proposal for the infill building is suitably contextual in this conservation area.
- 6.26 The repair and reinstatement of the tiled frontage of the building is welcomed as it would preserve and enhance the character and appearance of the conservation area and retain the integrity of the building. In addition the repair works to windows and replacement of timber windows with new timber windows would ensure the integrity of the property is retained. The detailing of the windows would be secured via condition. No objection is raised to the two windows to the first and second floor levels, given these are in keeping with the original building and would respect the character of the building.
- 6.27 Although the retention of the advertising board at first and second floor level would retain part of the character of the property, there are no planning controls to ensure its retention and as such objection cannot be made to its removal, which does not require planning permission.
- 6.28 In summary it is considered, the proposed development is both in scale and character with the street, and the additional accommodation provided by the infill and mansard would allow the terrace to be read as one as oppose to its convoluted appearance at present.

Impact of proposed basement

- 6.29 Policy DP27 and CPG4 state that developers will be required to demonstrate with methodologies appropriate to the site that schemes for basements maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 6.30 The applicant has submitted a Basement Impact Assessment prepared by Engineers with the qualifications of CEng, MIStrucE and CGeol. The Basement Impact Assessment has not been put forward for independent review as the site is not within an area of concern in regard to slope stability, surface water or groundwater flow, although the screening stage does extend onto scoping, none of the points raise concern for officers and as such it is considered that an independent review is not required.

- 6.31 The report has undertaken the screening stage, followed by scoping and then a site investigation. The site investigation was carried out on the 14th and 18th March and included digging three sample boreholes to depths of 3-6m, groundwater monitoring standpipes were installed into each borehole and 10 hand excavated test pits were dug to establish the foundation conditions to the existing property and party wall. Two boreholes were dug within the existing basement area and the third within the yard area to the northern end of the site. Of the test pits, 7 were within the existing basement with the remaining 3 within the yard area.

Groundwater

- 6.32 At the screening stage the BIA answered unknown to the question of if the proposed basement would extend beneath the water table surface. As such it was taken forward to the scoping and site investigation stage. During the site investigations, monitoring standpipes were installed to the three boreholes. Groundwater was found at approximately 1.5m below the basement slab and 2.5m below the yard area (at the northern end of site site). The groundwater flow rate is expected to be extremely low to negligible due to the permeability of London Clay. Furthermore groundwater ingress is not expected to be a significant problem, a sump and temporary pump will be provided to remove any water that collects in the excavation during the construction of the basement. In terms of permanent works the development would include a drained cavity tanking membrane, collector drain and sump.

Slope Stability

- 6.33 Questions 5 (Is London Clay the shallowest strata on the site), 12 (is the site within 5m of a highway) and 13 (will the proposed basement increase the depth of foundations relative to neighbouring properties) all answered yes. Question 9 (is the site within an area of previously worked ground) answered unknown, as such these points were carried forward to the scoping stage.
- 6.34 Site investigations determined that there was 3m of made ground which was underlain by undisturbed London Clay under the northern portion of the site, beneath the existing basement is 3m of weathered London Clay.
- 6.35 The proposed basement would be located beneath the existing building and is formed by underpinning the existing brickwork walls, these walls will bear onto the natural clay strata and support vertical loads of the existing building and act to resist the lateral reaction from the existing wall. The underpins will be formed to the underside of the existing party wall along the boundary with Koko. The existing wall will be propped in the temporary condition once the existing ground floor has been removed and prior to the new ground floor slab being installed. This slab will provide the permanent restraint to this wall. As a result of the formation of the new basement there is likely to be a small amount of horizontal movement of the existing party wall due to the action of lateral loads that act on it. The proposed basement to the north part of the site beneath the existing yard area would be formed by using a combination of mass concrete to the underside of the existing brickwork walls, together with an internal L shaped wall liner that will extend up to the ground floor level and resist the lateral loads acting on the existing/underpinned

wall arrangement. These new walls will bear onto the natural clay strata and there is expected to be a low amount of vertical settlement of the existing walls.

- 6.36 To determine the impact of the proposed basement on the adjoining property, Koko, the dimensions of Koko have been used. Using the expected vertical and horizontal movements, a point on these curves has been plotted and the damage category as outlined by the Burland scale calculated to be 0 (negligible) along the party wall with Koko. As such the proposal would not cause damage to the stability of the adjoining neighbour.

Surface Water

- 6.37 The proposal answered no to all questions within the surface flow and flooding flow chart and as such no points need to be taken forward to scoping.
- 6.38 In light of the above officers consider the proposed basement level works would not cause harm to the built and natural environment.

Impact on neighbour amenity;

- 6.39 The nearest residential properties are on the opposite side of Crowndale Road and Bayham Street. Given the siting of the development in relation to them the development would not harm the amenity enjoyed by these residents in regard to daylight, sunlight, outlook and sense of enclosure. As such no objection is raised in this regard.
- 6.40 It is worth noting that a Prior Approval has recently been granted for the change of use of the adjoining property 1 Bayham Street for use as residential, although this has not yet been implemented, the proposed development would not impact on the amenity of future occupiers of this neighbouring property as the proposed extension would not project above or beyond this neighbouring property it would not impact on their levels of light or outlook.
- 6.41 To ensure the proposed use at ground floor level of A1/A2 does not impact on neighbour amenity in terms of noise a condition would be used to secure the hours of use.

Transport Impact

- 6.42 The site is located within an area with a PTAL of 6b with excellent access to public transport and is located within the CPZ CA-F, which is already above capacity.
- 6.43 Car parking
The development is not proposing the provision of any off street car parking spaces, to ensure there would be no strain on the existing on-street parking a Section 106 agreement will be used to secure the development as car free in accordance with DP18.
- 6.44 Cycle parking
Camden's Parking Standards for cycles have now been superseded by the London

Plan 2011 standards. This requires one storage or parking space per 1-2 bed residential unit, and two per 3-bed unit. This would equate to 9 spaces for the eight flats proposed. The proposed cycle store would provide space for 13 cycles, full details of which will be secured via condition. The location of the cycle store to the front of the building with level access is welcomed.

6.45 Construction Management Plan

The proposals will involve excavation works in order to construct the basement. The Council will require a Construction Management Plan to be submitted and approved prior to works commencing on site. This would be secured by a Section 106 Agreement. The aim of the plan is to minimise disruption to the transport network, pedestrian safety and any disruption from noise, dust and general construction works in accordance with CS5, DP20 and DP26.

6.46 Highways Contribution

The proposal includes works at street level to accommodate the lightwell. In order to ensure that any damage to the adjacent highways is repaired, it is considered reasonable to secure an associated contribution for highways works via a Section 106.

Sustainable design and construction

6.47 Pursuant to Core Strategy policy CS13 and Development Policies DP22 and DP23 all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

6.48 As the development includes a refurbished building as well as new build, the applicant has provided both a Code for Sustainable Homes pre-assessment and BREEAM new construction, the reports demonstrate the development would meet Code Level 4 and BREEAM 'excellent'. As such the development would accord with DP22. With regard to Code for Sustainable Homes the development would attain 60% of the credits for energy, 66% for water and 62% for materials. For BREEAM the development would attain 56% for energy, 50% for water and 83% for materials. The development would also achieve a 40% reduction in CO2 emissions. A sustainability plan will be secured by a Section 106 to ensure the development would meet the levels as predicted within the pre-assessments.

Waste

6.49 The application includes the provision of a refuse store accessed from the Crowndale Road elevation, the store would be shared with the cycle store and would have level access from the street. This is considered an appropriate location for the bin store. Little information has been provided with regard to how this would be managed to ensure bins are not left on the street. A condition will be used to acquire a waste management plan prior to the occupation of the units, this will include details of the door to ensure these are secure at all times.

Planning obligations.

6.50 Based upon the formula outlined in CPG8 the following contributions would be sought via Section 106 legal agreement:

- Car free;
- Highways contribution to be confirmed;
- Construction Management Plan;
- Public open space contribution - £9,984;
- Education contribution – £15,174; and
- Design stage and post construction Sustainability Plan.

Mayoral CIL

6.51 Due to the creation of additional residential units the development would be liable to pay the Mayoral CIL. Within Camden this is charged at a rate of £50 per square metre, it is estimated this would amount to £14,070 (281.4 x 50).

7. CONCLUSION

7.1 The proposed development is considered to be an appropriate land use and in this instance the loss of the public house is not considered to cause harm to the character of the surrounding area or diminish facilities available to the local community. The proposed extensions would be well integrated with the parent building and would not cause harm to the character or appearance of the conservation area nor would the works result in harm to the amenity enjoyed by neighbouring residents. The planning obligations for a car-free development and financial contribution to highways works would ensure the highway network would not be impacted upon.

7.2 The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and Camden Planning Guidance for the reasons noted above.

7.3 Planning Permission is recommended subject to a S106 Legal Agreement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: P010 Rev A, P011 Rev A, P012 Rev A, P013 Rev A, P014 Rev A, P020, P022, P030, P031, P100 Rev A, P101 Rev A, P102 Rev B, P103 Rev B, P104 Rev B, P105 Rev B, P200 Rev A, P201 Rev A, P202 Rev A, P300 Rev A, P301 Rev A, P302 Rev B, Basement Impact Assessment by Lyons O'Neill dated 08 April 2014, Additional Information to accompany LON Basement Impact Assessment by Lyons O'Neill dated 08 April 2014, CSH and BREEAM Report by Abbey Consultants (Southern) Ltd dated 01 May 2014, Noise Impact Assessment Report 20433/NIA1 by Hann Tucker Associates dated 25 June 2014 and Letter from Hann Tucker Associates dated 23 June 2014.

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

- 3 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.

- 4 No development shall take place until detailed drawings and/or samples of materials as appropriate, in respect of the following, have been submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

d) Typical details of new railings to the lightwell at ground floor level and balustrade at roof level at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Typical details of mansard extension and dormers, including use of natural slate, details of upstands, lead flashing, front parapet wall and coping

d) A sample panel of brickwork no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding of the brickwork for the proposed infill extension, shall be erected on site for inspection for the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Prior to first occupation of the units hereby approved the, cycle storage as shown on plan No.P101 Rev A, providing storage for 13 cycles shall be provided in its entirety 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 policies DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The commercial use hereby permitted at part ground and basement level shall not be carried out outside the following times 08:00 to 22:30 Mondays to Saturdays and 09:00 to 21:00 on Sundays and Bank Holidays.

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.

- 8 Prior commencement of development, detailed plans and manufacture details of the sound insulation measures recommended within the Noise Impact Assessment Report 20433/NIA1 by Hann Tucker Associates dated 25 June 2014 and Letter from Hann Tucker Associates dated 23 June 2014 and as demonstrated on plan Nos. P102 Rev B, P103 Rev B, P104 Rev B, P105 Rev B and P302 Rev B, shall be submitted to and approved by the local planning authority in writing. The sound insulation measures shall be provided in entirety prior to first occupation and permanently retaining thereafter.

Reason: To safeguard the amenities of the future occupiers of the approved residential use 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.

- 9 Prior to commencement of the relevant part of development of the units hereby approved, details of a waste management plan including method of waste storage and removal including recycled materials and mechanism to ensure storage area is secure, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided in its entirety prior to first occupation of the units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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.

- 10 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The tiled frontage to the building shall be repaired and retained, no tiles shall be painted over without prior written approval of 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 and DP25 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 be 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.

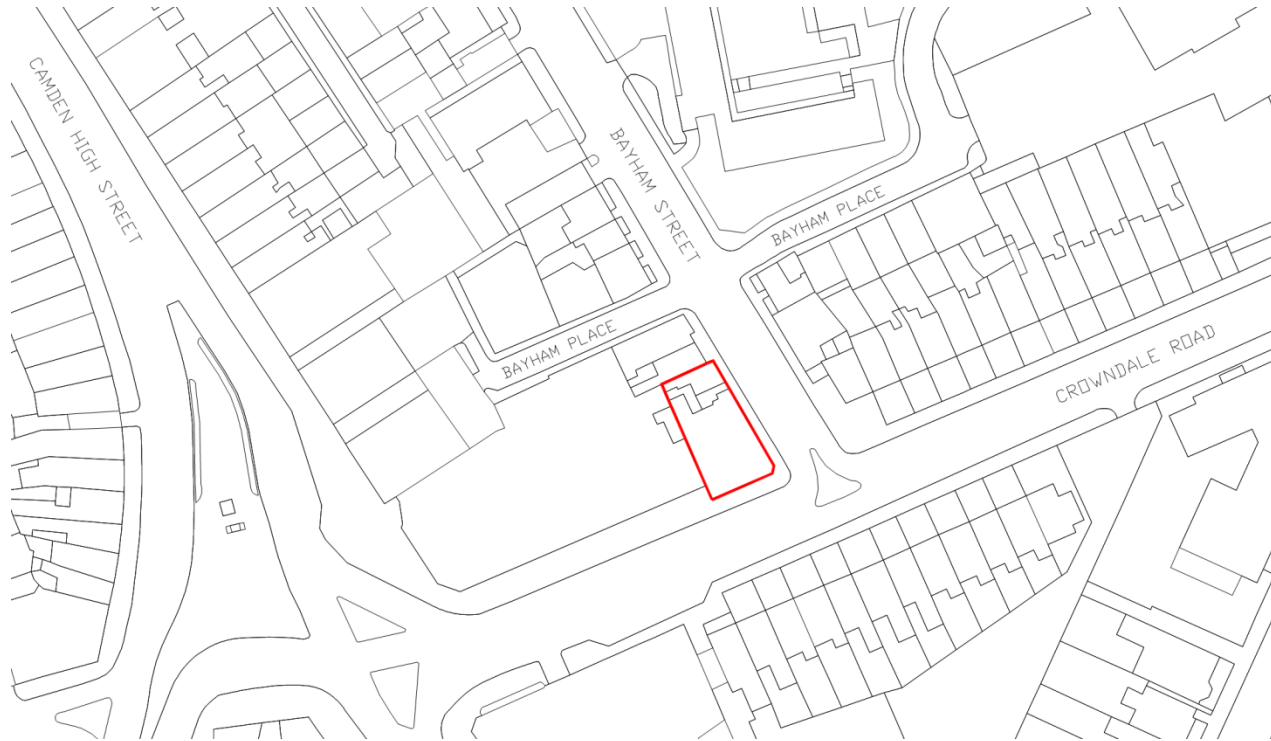
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 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.
- 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.



	<p>Application No: 2014/2621/P</p> <p>Hope & Anchor Public House 74 Crowndale Road London, NW1 1TP</p>	<p>Scale: 1:940</p> <p>Date: 8-Aug-14</p>	<p>N</p> 
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2014/2621/P – Hope & Anchor Public House, 74 Crowndale Road



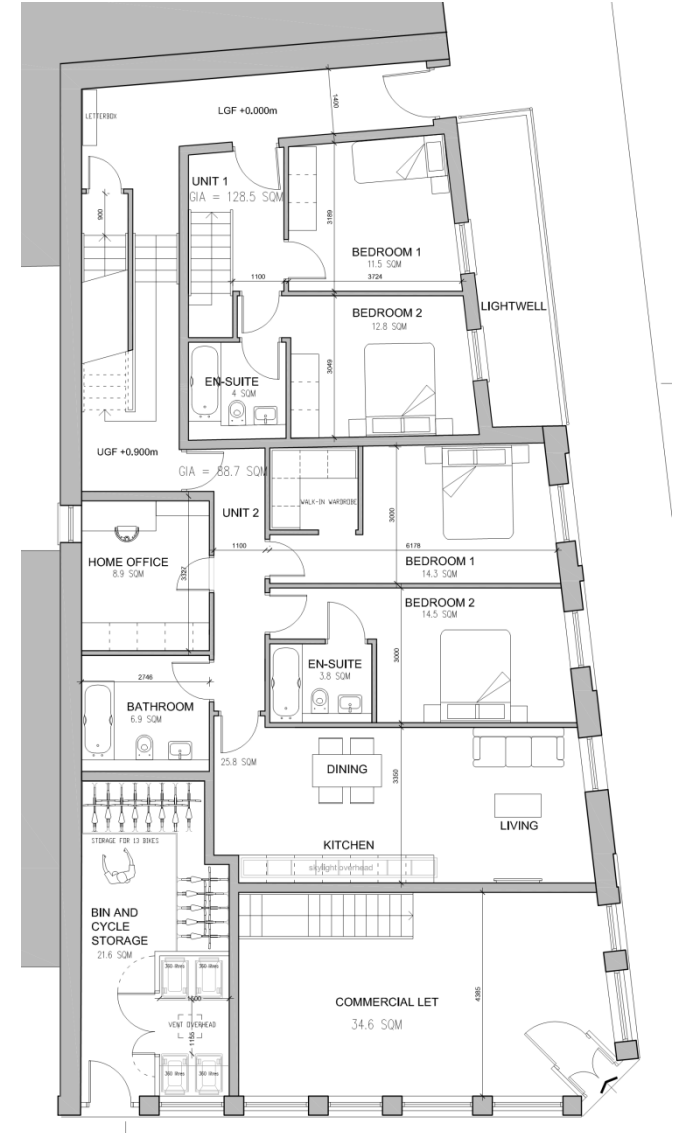
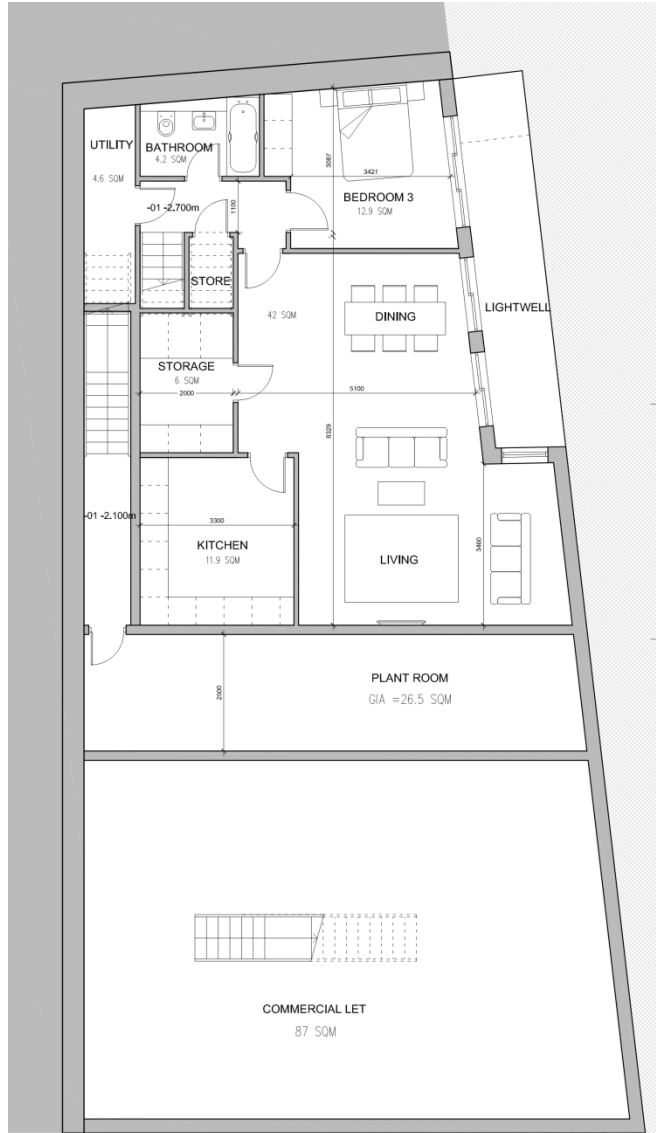
Existing and proposed Crowndale road elevation



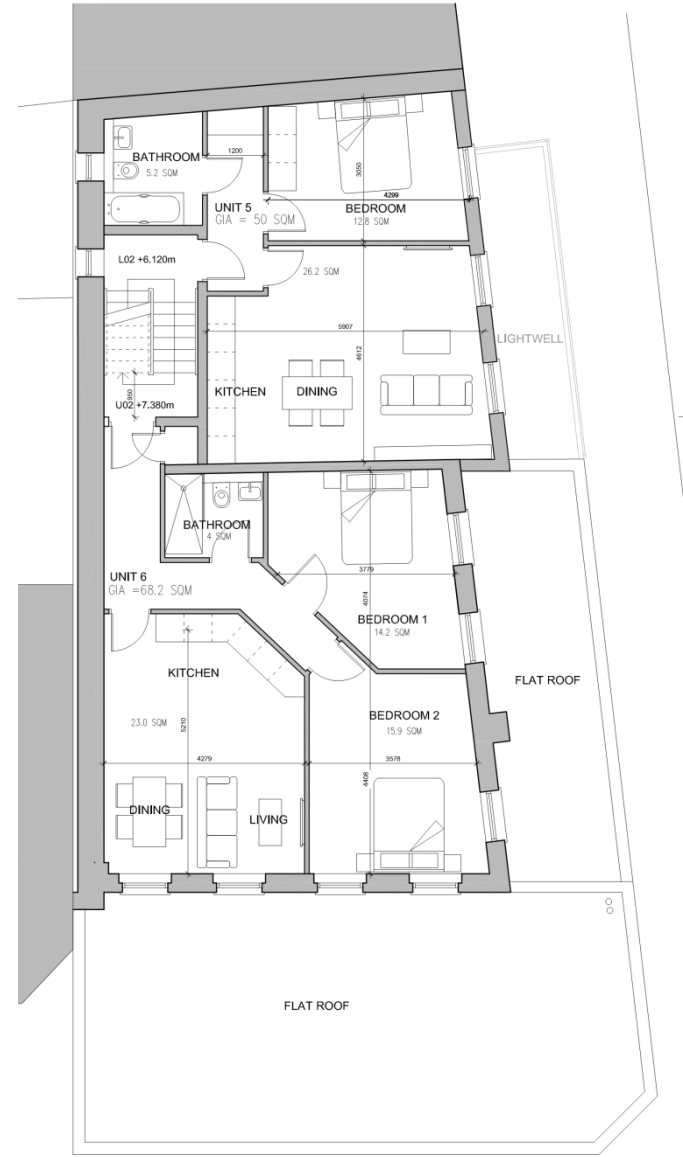
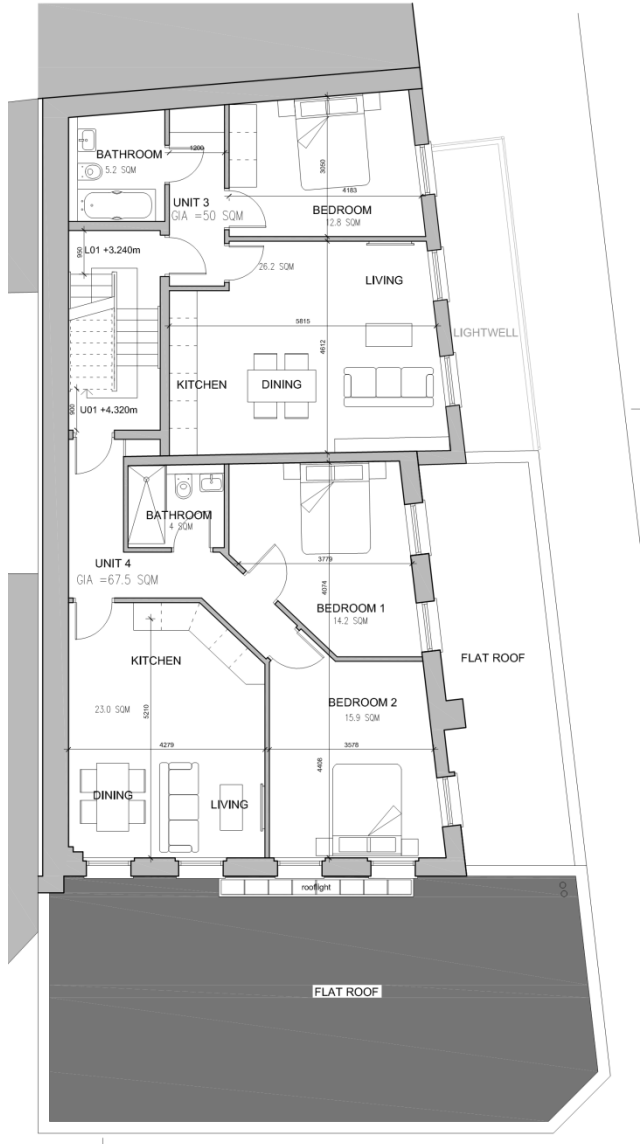
Existing and proposed Bayham Street elevation



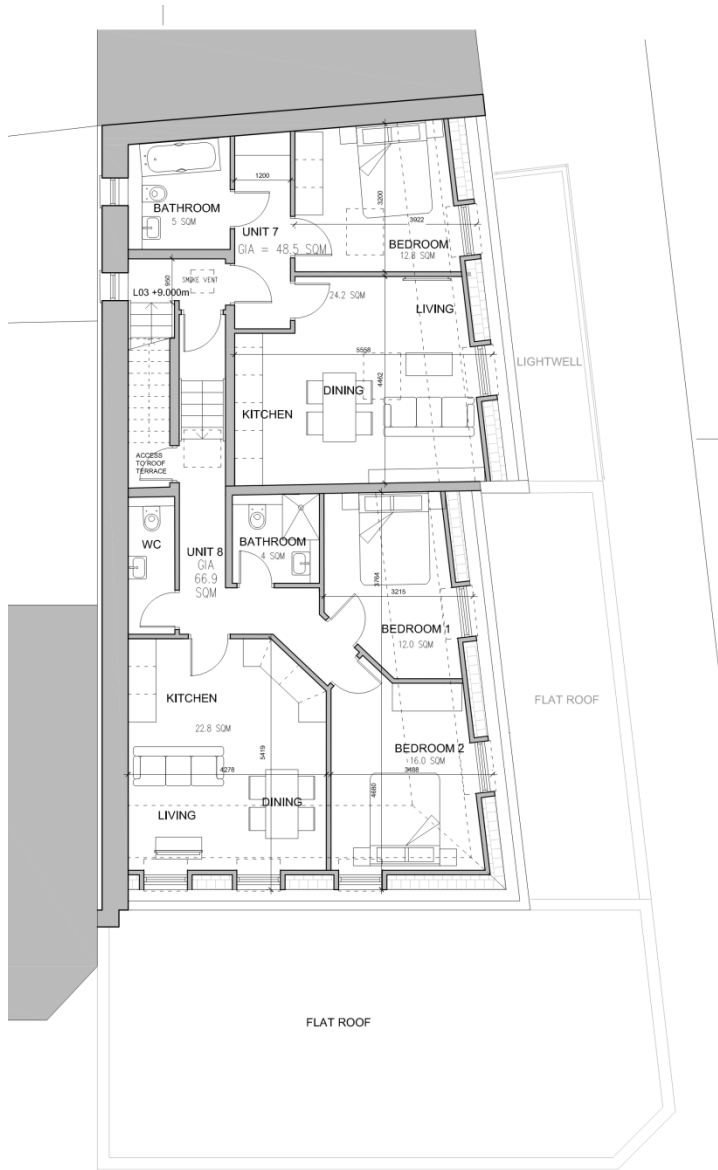
Proposed Basement and Ground Floor Plans



Proposed first and second floors



Proposed third and roof floors



Photos of the site



Photos of the site

