

Mrs Kiran Ubbi
Turley
17 Gresse Street
London
W1T 1QL

Application Ref: **2016/4762/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

16 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Land adjacent to playground
Primrose Hill
Prince Albert Road
London
NW1 7ST

Proposal:

Extension to provide cafe (Class A3 use) and associated external and landscaping alterations.

Drawing Nos: Heritage Statement August 2016, FHA670PL001 Revision P2, FHA670PL002 Revision P2, Ecological Appraisal August 2016, Planning Statement August 2016, Design and Access Statement Ref. 0004515 041, 4515041.01, 4515041.03, 4515041.05, 4515041.07, 4515041.08, 4515041.02 Revision B, 4515041.04 Revision B, 4515041.06 Revision A, 4515041.09 Revision A, 4515041.10 Revision A and SP01.

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 policies DP24 and DP25 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:

Heritage Statement August 2016, FHA670PL001 Revision P2, FHA670PL002 Revision P2, Ecological Appraisal August 2016, Planning Statement August 2016, Design and Access Statement Ref. 0004515 041, 4515041.01, 4515041.03, 4515041.05, 4515041.07, 4515041.08, 4515041.02 Revision B, 4515041.04 Revision B, 4515041.06 Revision A, 4515041.09 Revision A, 4515041.10 Revision A and SP01.

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

- 4 A precautionary approach to working methods must be implemented, in line with recommendations set out in the Ecological Appraisal. Any features of the building such as tiled sections, soffits, cladding which may support roosting bats, are to be removed or replaced, this should be done carefully by hand under the supervision of a qualified ecologist. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted, and the Local Planning Authority notified. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.

Reason: To mitigate potential impacts on bats and other protected species. To ensure compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended)

- 5 If more than 1 year passes between the most recent bat survey and the commencement of works, an updated bat survey must be undertaken by a licensed bat worker. Evidence that the survey has been undertaken, and the results, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

- 6 Prior to commencement of development, full details of a lighting plan or statement shall be submitted to and agreed in writing by the Local Planning Authority. This shall include information about potential light spill on to buildings, trees, lines of vegetation and bat boxes. The lighting plan should demonstrate how it seeks to minimise impact on bats by maintaining dark areas and corridors along boundary features.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation, in line with paragraph 125 of the National Planning Policy Framework (2012) and in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 7 Details of species nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, in line with the recommendations set out in the Ecological Appraisal. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 8 All building works and removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then they are to be protected by establishing an exclusion zone around the nest, otherwise the vegetation shall not be removed until the fledglings have left the nest.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

Informative(s):

- 1 Reasons for granting permission:

Policy CS15 advises development on Metropolitan Open Spaces will not be permitted unless it is for limited development ancillary to a use taking place on the land and for which there is a demonstrable need. Extensions and alterations to existing buildings on open space should be proportionate to the size, including the volume, of the original building.

The additional 40sqm has been designed to be sympathetic to the existing toilet

block. The café shall be a modest addition and shall improve the existing park facilities. The materials are to match the existing building, the dark, muted roofscape of traditional, suburban appearance, shall be retained to continue to blend into its surroundings. The location of the building within a hedged area and surrounded by playground to the east and a workout area to the west will screen the building and overall the design is considered acceptable.

Policy DP12 states that the Council will consider the impact of food and drink related uses on nearby residential uses and amenity and noise and vibration generated inside or outside the site. In order to manage the potential harm to amenity or the local area, the Council will use planning conditions to address hours of operation, noise and vibration and the siting of plant and machinery.

The proposed Cafe (A3) is not near to any residential properties where it could cause nuisance. No plant equipment is proposed. Hours of operation will be controlled by the Licensing Team.

A site notice was displayed and a press notice was published. One objection and two comments were received. The site's planning history was taken into account in coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1, D2 and T1 of the Draft Camden Local Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 3 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website,

www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

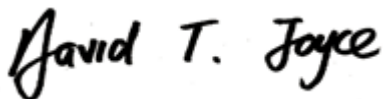
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 6 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).
- 7 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

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



David Joyce
Executive Director Supporting Communities