



GERALDEVE

Development Control Planning Services
London Borough of Camden
Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO: Laura Hazelton

25 August 2017

Our ref: LJW/NFD/HBR/AKG/J10003A

Your ref: PP-05976626

Dear Sirs

**The Hawley Arms, 2 Castlehaven Road, Camden, London NW1 8QU
Application for Full Planning Permission**

We write on behalf of our client, Stanley Sidings Limited, to submit an application for planning permission in respect of the public house at The Hawley Arms, 2 Castlehaven Road, Camden, London NW1 8QU.

Site Context and Background

The existing public house is located to the south side of Castlehaven Road. A railway line runs along the rear of the site to the south. The existing building on the site is part one, part three storeys in height.

Camden's Policy Map designates the site as within an LVMF (2012) View: '2B.1 Parliament Hill oak tree to Palace of Westminster - Viewing Corridor', a town centre and is subject to a site allocation (32).

The site is not listed and is not within a conservation area, although the designated Regent's Canal Conservation Area lies directly to the south of the site.

The public house sits adjacent to a development site that is currently under construction. The development scheme is referred to as the Hawley Wharf Masterplan development. The Hawley Arms pub sits outside of the red line for the masterplan site and accordingly a standalone planning application is submitted.

Planning permission (ref: 2012/4628/P) was granted for the Hawley Wharf Masterplan on 23 January 2013:

“Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single



storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road)."

Since the receipt of the original planning permission referred to above, a series of amendments to the scheme have been approved under Section 73 (minor material amendment) and Section 96a (non-material amendment) applications.

Due to the approved proposals coming forward as part of the redevelopment of the Hawley Wharf Masterplan, alterations are required to the chimney of the adjacent Hawley Arms pub.

Proposals

Due to the height of the approved scheme, as it abuts The Hawley Arms pub, the existing chimney for The Hawley Arms pub needs to be raised to a minimum of 600mm higher than the adjacent parapet for the new scheme so that it does not harm the amenity of the residential unit within the new development.

Accordingly, this application seeks planning permission for the following:

"Increase in height of the existing rear chimney at The Hawley Arms public house by 600mm."

No internal or other external alterations are proposed. There will be no effect on the façade of the building and no alterations to the existing access. All existing chimneys are to be retained.

The proposed chimney design has been through several iterations, as shown in Section 3.0 of the Design and Access Statement, prepared by AHMM. The design as proposed is considered to be the optimum design solution and has been discussed and agreed with The Hawley Arms pub.

The proposed materials will match the existing where possible and will be sensitive to that of the existing building.

Camden Local Plan Policy A1 'Managing the impact of development' demonstrates that the council will seek to protect the quality of life of occupiers and neighbours. This application represents a 'mitigation measure', as referred to in Part D, to the surrounding area so that the amenity of the proposed neighbouring residential unit within the masterplan scheme is not harmed by the presence of the chimneys at The Hawley Arms pub.

Application Documentation

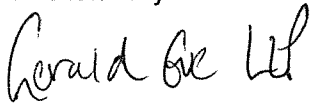
We enclose the following documents submitted via Planning Portal:

- A copy of this cover letter;
- Application forms and notices;
- Site Location Plan;
- Design and Access Statement, prepared by AHMM;
- Existing plan, section and elevation drawings, prepared by AHMM; and
- Proposed plan, section and elevation drawings, prepared by AHMM.

A cheque for the requisite planning application fees of £195 have been sent under separate cover.

We look forward to your confirmation of receipt and subsequent validation of this application. In the meantime, if you have any questions or require anything further, please do not hesitate to contact either Anna Gargan (020 7518 7240) or Hannah Bryant (020 7333 6427) of this office.

Yours faithfully



Gerald Eve LLP

agargan@geraldeve.com
Direct tel. +44 (0)20 7518 7240
Mobile +44 (0) 7979532721