

Ms Emma Conwell
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2016/1189/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 2516

23 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Sir Richard Steele Public House
97 Haverstock Hill
London
NW3 4RL

Proposal:

Change of use of the first and second floors from public house (Class A4) to residential (Class C3) to provide 4 self-contained flats (Class C3) (2x1 bedroom and 2x2 bedroom flats), demolition of existing toilets and kitchen and erection of new single storey ground floor rear extension to provide new function and community room, relocation of existing kitchen extraction flue and associated external works

Drawing Nos: Site Location Plan 7118 - LP; 7118 - 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11 Rev A; 12; 13; 14; 15 Rev A; 16 Rev A; 17 Rev A; 7118/101; 102; 103; 104; 20220-PL-040; Design and Access Statement by PAD dated February 2016; Operational Management Plan Rev 1 by Iceni Projects dated 25th May 2016; Acoustic Report by KP Acoustics dated 20th January 2014; Sound Insulation Investigation Report by KP Acoustics dated 6th February 2014; External Fabric Assessment by KP Acoustics dated 13th February 2014; Fire Risk Assessment by Compliance UK dated 27th January 2016

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: Site Location Plan 7118 - LP; 7118 - 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11 Rev A; 12; 13; 14; 15 Rev A; 16 Rev A; 17 Rev A; 7118/101; 102; 103; 104; 20220-PL-040; Design and Access Statement by PAD dated February 2016; Operational Management Plan Rev 1 by Icen Projects dated 25th May 2016; Acoustic Report by KP Acoustics dated 20th January 2014; Sound Insulation Investigation Report by KP Acoustics dated 6th February 2014; External Fabric Assessment by KP Acoustics dated 13th February 2014; Fire Risk Assessment by Compliance UK dated 27th January 2016

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

- 4 Prior to operation, details shall be submitted to and approved in writing by the Council, of the external noise levels emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/equipment will be lower than the lowest existing background noise level by at least 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to operation, any machinery, plant or equipment or extract/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies..

- 6 Prior to commencement of the development, details of the sound insulation of the floor/ ceiling/ walls separating any part of the commercial part(s) of the development from noise sensitive premises, and any window enhancements, shall be submitted to and approved in writing by the Council. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 20dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The proposed development shall not be occupied until the whole of the cycle parking provision shown on the approved drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 8 The external doors to the pub and function room shall be self-closing and be permanently retained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact

of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 9 The rooflight to the function room hereby approved shall have no openable elements and be permanently retained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 10 The flue hereby approved shall be painted black and permanently retained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 11 The operation and management of the public house and residential accommodation hereby permitted shall be carried out in strict accordance with the provisions of the Operational Management Plan hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Access to the public house must be available to wheelchair users via The Haverstock Hill entrance gate during opening hours.

Reason: To ensure that wheelchair users can continue to access the public house in accordance with policy: CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP29 the London Borough of Camden Local Development Framework Development Policies.

- 13 The beer garden shall not be used for residential amenity purposes in connection with the flats hereby approved and shall be retained as ancillary to the public house at all times

- To protect the community function of the public house in accordance with policy CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy, policies DP15 (Community and leisure uses) and paragraphs 69 and 70 of the National Planning Policy Framework 2012 and policy 4.6 of the London Plan 2016.
- 14 Before the development commences, details of the location, design and method of waste storage and removal, including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new 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, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Before the development commences, details of the disabled toilet, shown on drawing number 7118 - 11 Rev A, demonstrating compliance with Building Regulations Part M, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the operation of the public house and permanently retained thereafter.

Reason: Reason: To ensure that the internal layout of the public house remains accessible in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP29 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 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.
- 4 You are reminded that in line with the Equality Act 2010 there is a duty for commercial to make reasonable adjustments to ensure all services are accessible.

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
Director of Regeneration and Planning