

Mr Kieron Hodgson
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2017/6689/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

29 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Sir Richard Steele Public House
97 Haverstock Hill
LONDON
NW3 4RL

Proposal:

Details pursuant to conditions 14 (waste storage) and 15 (disabled toilet) of planning permission granted on 23/11/2017 (ref 2016/1189/P) for 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 - COND 15 Rev C; 7118 COND 14 Rev F;

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

Condition(s) and Reason(s):



Informative(s):

1 Reason for granting approval-

Condition 15

The proposed disabled toilet would measure 2.2m x 1.5m internally. The entrance will be 900mm wide and the door has been revised so that it is hung on the left side to reduce its impact on the adjacent seating area and circulation. The toilet will be equipped with a Part M compliant sanitary pack, including alarm.

The design has been reviewed by the Council's Access Officer who considers the toilet to comply with Part M of the Building Regulations and therefore condition 15 can be discharged.

Condition 14

The estimated weekly waste for new residential development of less than 6 dwellings is 100 litres per 1-bed unit and 170 litres per 2-bed unit, giving a combined projected weekly volume of waste for the development of 540 litres, split equally between refuse and recycling (dry and food waste). This will be accommodated by a 1100 litre Eurobin for general waste, a 660 litre bin for dry recycling and a 240 litre bin for food waste. As such, the facility would provide an adequate amount of refuse storage.

The proposed store is within 5m of the street entrance and a sufficient distance away from the residential units. The store would be a simple timber structure located in the beer garden which would not affect the appearance of the public house or the conservation area. As such the proposal would comply with the requirements of Camden Planning Guidance and condition 14 can be discharged.

The full impact of the proposed development has already been assessed. As such, the proposed details are in general accordance with policies CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP12, DP26, DP28 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that conditions 4 (plant/machinery noise) and 6 (sound insulation)) of planning permission granted on 23/11/2017 (ref 2016/1189/P) are outstanding and require details to be submitted and approved.

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 T. Joyce

David Joyce
Director of Regeneration and Planning