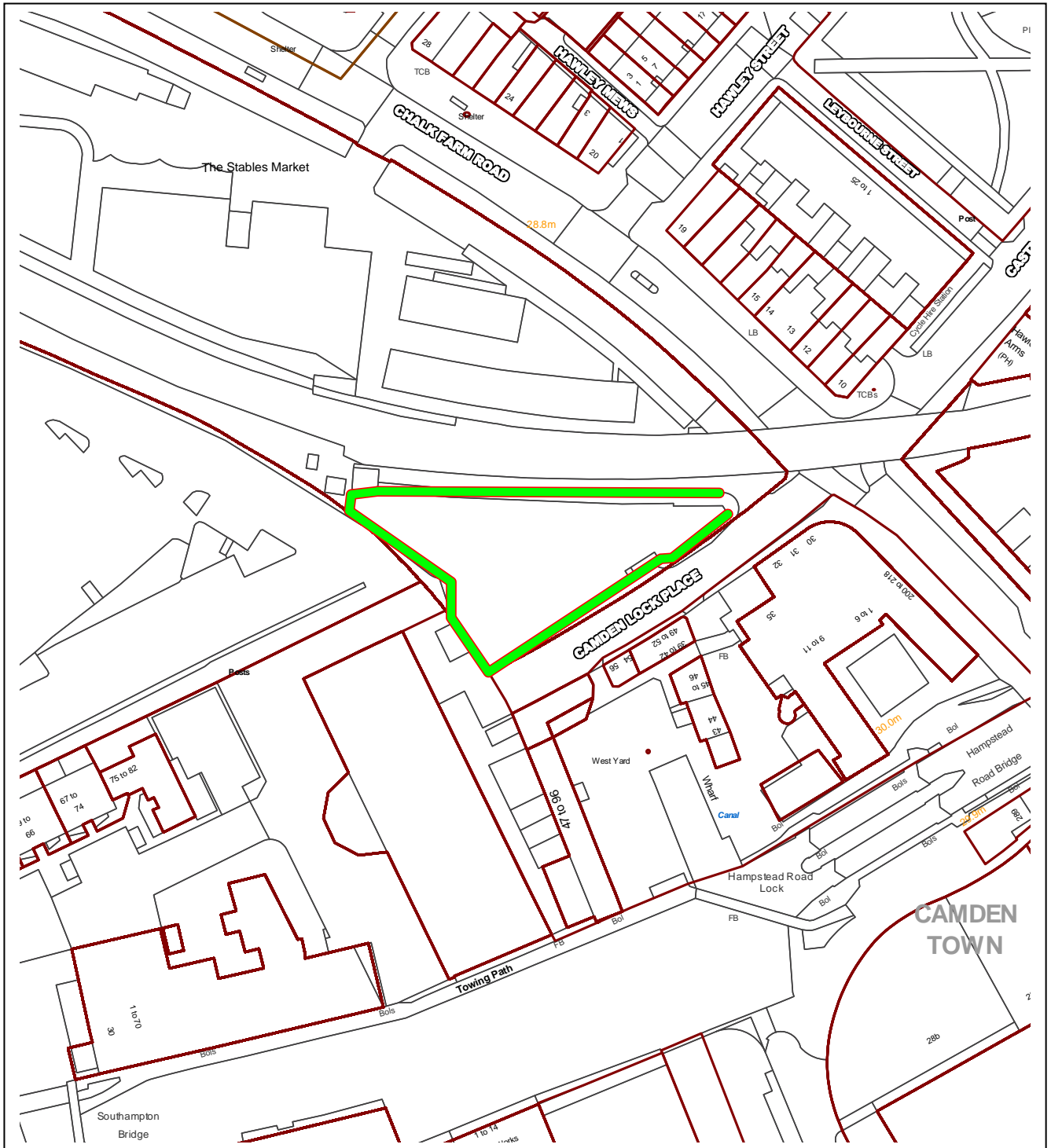


Building C, Stables Market (2018/1005/P)



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Photo 1: Aerial view of south elevation



Photo 2: Aerial view of east elevation



Photo 3: Aerial view of north elevation

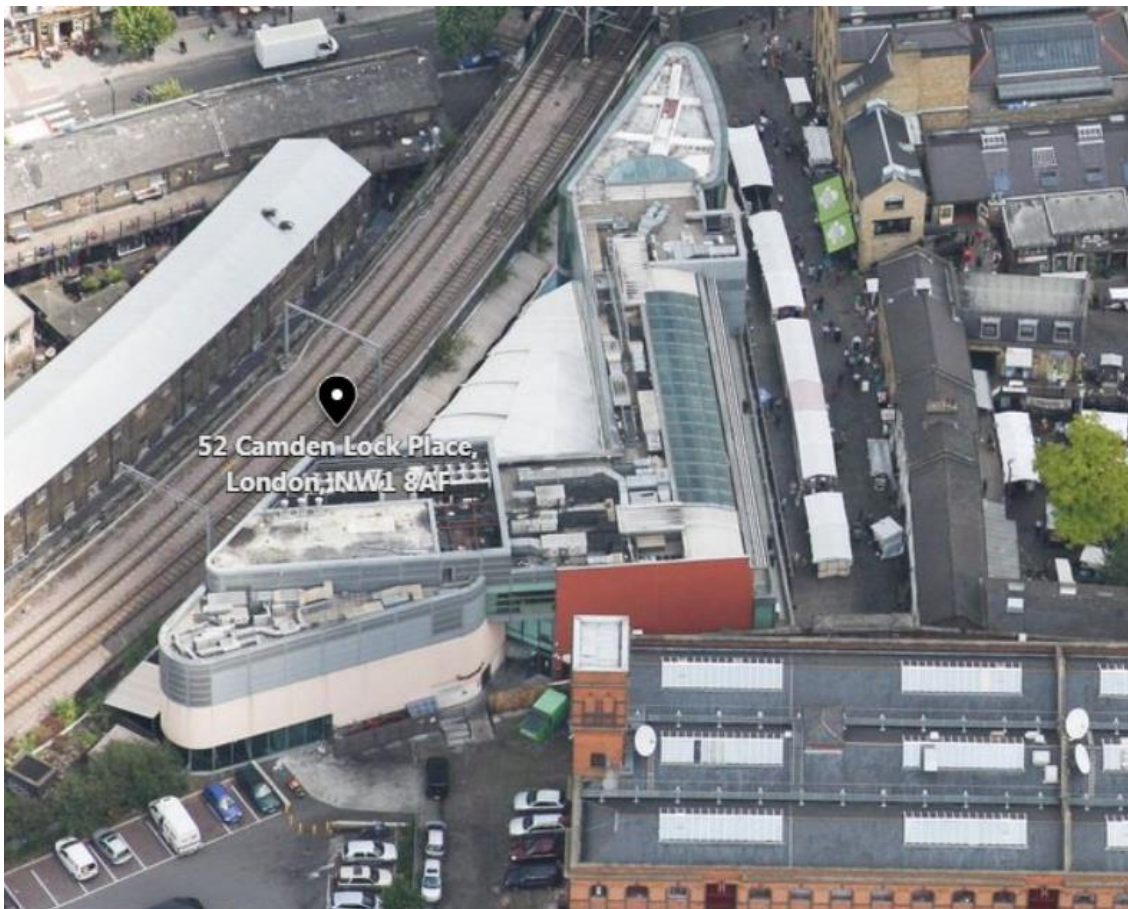


Photo 4: Aerial view of west elevation

Delegated Report		Analysis sheet		Expiry Date:	24/04/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	03/05/2018
Officer			Application Number(s)		
Laura Hazelton			2018/1005/P		
Application Address			Drawing Numbers		
1st Floor Building C The Stables Market Chalk Farm Road London NW1 8AH			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Use of the first floor as restaurant space open to the public on Monday to Friday day times with co-working office space and private hire spaces for office, events and/or dining use; and use as either a restaurant or event/hire space during the evenings and weekends; and replacement of existing revolving door with new double doors.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified 00		No. of responses 03		No. of objections 02	
Summary of consultation responses:	<p>2 objections were received from local residents on the following grounds:</p> <ul style="list-style-type: none"> • This area of Camden does not need more day-to-day restaurants and office space. • The previous occupant Gilgamesh hosted similar events in the past that caused considerable disturbance in the form of amplified music to local residents. Numerous complaints were made to Camden Council and Gilgamesh. It would be unacceptable to subject residents to this kind of noise again. <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>Please refer to section 3 (land use)</i> • <i>Please refer to sections 5, 6, and 7 (Amenity, Transport and Refuse/Recycling)</i> 					
CAAC/Local groups comments:	<p>The following comments were submitted on behalf of the Harmood, Clarence, Hartland Residents Association:</p> <ul style="list-style-type: none"> • Gilgamesh has been an extremely noisy venue since it opened in 2006, both in itself and because of late-night revellers coming and going. Their alcohol license extends until 2am and there have been numerous complaints. There is extreme risk of noise break out from the events being held there in the evenings. The risk would be higher than it would be for a restaurant. Although there are no openable windows which may help to contain the noise, it would not fully prevent it. • S106 obligations should be imposed that include noise monitors on the outside of the building which send readings to Camden's Environmental Health if they exceed certain levels. If they exceed a certain number in any given period, the owner should be asked to improve the building's sound proofing. • A condition should be added to prevent queueing outside the building and for there to always be staff members on hand to control the queue. • We have no objections to the use as offices. <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>Please refer to section 5 (amenity).</i> • <i>Planning permission would be granted subject to the noise conditions listed in paragraph 5.6 which are considered sufficient to prevent noise disturbance to neighbouring residents.</i> • <i>Please refer to paragraph 5.9.</i> <p>The following comments and objections were submitted by the Gilbey's Yard Tenants & Residents Association:</p> <ul style="list-style-type: none"> • The use as co-working office space is welcomed, but there is concern with the unlimited evening and weekend use as event space. • When permission was granted for the building in 2005, it was subject to the condition that no staff were to be on the premises past midnight. This has 					

been ignored, and licensing hours were approved until 2am.

- We wish the “Conditions and Reasons” “To safeguard the amenity of the adjoining premises / local residents” in the existing “Full Planning Permission Granted” to be studied, maintained, included and enhanced in this planning application with any necessary additional conditions established by consultation with the residents’ representatives in order to cease current and future negative impacts to the amenity of local residents.
- Conditions should protect Gilbey’s Yard and Morrison’s car park from antisocial behaviour of Market staff, tenants, suppliers and customers.
- No waste storage or collection was planned for Building C yet Camden Market built a row of sheds against the rear 1st floor wall on Morrison’s and One Housing Group land bringing loud waste trucks and a lot of glass noise to the residential area at all hours, often until 4am.
- Building C has never had proper security to the rear, even though it is stipulated in their license.
- Many customers are dropped off at the rear via Morrison’s car park causing noise disturbance and anti-social behaviour issues.
- Building C fire escape doors are broken and left open.
- Camden Market need to provide their Camden Dining tenants their own proper access points on their land that doesn’t involve the rear door, as well as proper servicing/delivery arrangements.
- The use of the rear access point of this site should be subject to the protection of the Interchange Building conservation status and not compromised by neighbours.
- Camden Market should actively reduce noise levels from the existing plant as it has been a constant noise nuisance.
- Set up and breakdown of events often goes on until 4am causing severe noise disturbance.
- The existing building cannot structurally contain amplified sound, and unless they are putting a new roof on, the roof currently is very flimsy as it is retractable like a vehicle sunroof.
- Deliveries and waste have been rudely imposed upon Gilbeys Yard and has severely compromised our living environment and safety at all hours. We insist that all waste and deliveries to Building C are provided by the landlord of Camden Market and access is provided via Camden Lock Place or Chalk Farm Road, not via Morrison’s car park or Gilbeys Yard, as they are unable to manage them properly and end up disturbing homes in Gilbeys Yard through the night.

Officer response

- *Please refer to section 5 (Amenity), 6 (Transport) and 7 (Refuse/Recycling) for full assessment and outline of conditions proposed to address neighbour concerns.*
- *As the previous restaurant Gilgamesh has now closed, it is noted that some of the issues raised remain ongoing as a result of the operation of other tenants in the building and the continuing problems of anti-social behaviour in the area. The objection has therefore been forwarded to officers in Planning Enforcement and Community Safety to investigate.*

Site Description

The application site, 'Building C', is a triangular building located between Camden Stables Market and Camden Lock Market. Building C adjoins Building D to the rear and to the south sit a number of covered ad-hoc retail and food stalls along Camden Lock Place. The building is fully glazed and was constructed in the early 2000s.

The building comprises sub-basement, basement, ground, plus 3 upper floors; although the current application relates to the first floor level only. A mixture of Class A1, A3, B1 and D2 uses are permitted at the site. The sub-basement comprises plant and ancillary facilities in relation to the office space above. Shaka Zulu, a restaurant, bar and nightclub, occupies the basement level. Part of the market is located at ground floor with a number of shops and food outlets. The upper two floors are operated by LABS, which provides serviced co-working space (B1 use).

The existing lawful use of the first floor is restaurant (Class A3), although it is currently vacant. It was previously operated by Gilgamesh, a restaurant/bar which vacated in January 2018.

At the front of the building by Chalk Farm Road is an entrance where an escalator provides access to first floor level. The land rises up to the west of the site, where access is provided directly to first floor level from Gilbey's Yard.

The application site is not listed but it is located within the Regents Canal Conservation Area and surrounded by a number of listed buildings including the Provender Store and the Stables fronting Chalk Farm Road (Grade II) and the Interchange Building (Grade II) to the south west.

Relevant History

PE9800576R2 - The refurbishment of the existing buildings on the site and the construction of two new buildings to accommodate a mixture of uses within the A1 (retail), A3 (food and drink), B1 (business), D1 (exhibition space), a dual B1/D1 use, and D2 (leisure) Use Classes, together with ancillary storage and other accommodation and associated environmental improvement works. Granted subject to S106 legal agreement 26/04/2001.

PEX0200404 - Amendments to planning permission (ref. PE9800576R2) dated 26th April 2001 comprising the relocation of various approved uses involving the transfer of Class A3 use at first floor in the Horse Hospital and northern end of Building A to the first floor of Building C, the transfer of approved B1 accommodation from Building C to Building A and the switching of the approved Class A1 and A3 uses between the ground and first floors within the Long Stable building. Granted subject to S106 legal agreement 04/11/2003.

2003/0726/P - Amendment to previous planning permissions (Reg.no.PE9800576R2, and PEX0200404) for the redevelopment of the site including the erection of a 4 storey plus basement building on the triangle site (building C) for Class A1, A3, B1 and D2 uses, by the amendment of the elevational design of the Camden Lock Place elevation and the design of the glass drum at the main site entrance. Granted 22/10/2003.

2004/3953/P - Alterations during the course of construction for the erection of plant screening at third floor and roof levels to Building C for A1, A3, B1 and D2 uses as a variation to planning permission PE9800576R2, as amended by PEX0200404 and 2003/0726/P. Granted 26/11/2004

2005/0224/P - Extension during the course of construction to four storey building (approvals 2003/0726/P, PEX0200404 & PE9800576R2) to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (Class A3) at first floor level, toilets to the leisure use (Class D2) at basement level and plant and safety requirements ancillary to the use of the entire building. Granted 31/03/2005.

2005/2059/P - Installation of a canopy at first floor level to provide cover to a seating and viewing area. Granted 18/07/2005.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

Policy E1 Economic development

Policy E2 Employment premises and sites

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy D1 Design

Policy D2 Heritage

Policy TC4 Town centre uses

Policy TC6 Markets

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)

CPG Amenity (March 2018)

CPG Employment sites and business premises (March 2018)

CPG Town centres (March 2018)

CPG7 Transport (September 2011)

Regent's Canal conservation area appraisal and management strategy 2008

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following:

- Change of use of existing restaurant at first floor level to a new flexible co-working/events space with restaurant; and
- Replacement of revolving doors to western elevation with new double swing doors.

1.2 The proposals would involve the change of use of the existing first floor restaurant (formerly 'Gilgamesh'), to a new flexible mixed use including co-working space, restaurant and event space. During the daytime on Mondays to Fridays, the space would predominantly accommodate restaurant use. It is envisaged that LabTech will roll out its 'Pantry' brand (currently operating in Stables market) to operate from this space. The kitchen would be located within the southwest corner, to the rear of the ancillary bar. The menu would include both snacks and hot meals and customers would be able to order either at the bar or through waiter service. The restaurant would be open to members of the public and advertised as such as well as being available for those working in the existing LABS co-working space within the building.

1.3 The floor layout would include a number of private booths which could be hired for use either for private dining or for business meetings. These booths could be booked either through the restaurant or the LABS business.

1.4 To make the most efficient use of the space, the applicant is also proposing an alternative use as event space primarily during evenings (weekdays) and weekends. The proposed fit out would include specialist retractable partitions to enable the space to be reconfigured in a variety of ways and there is a store room within the building which could be used to store tables and chairs when they are not required. The space would be fitted out specifically to cater for the events space including the installation of folding/ moving walls, so that the area could be used flexibly. The folding walls would be able to split the space in to between one and six separate rooms, so that it could be used for one event or up to six smaller functions at any one time.

1.5 As the configuration and audio / visual equipment installed would be flexible, a variety of events would be able to take place depending on the demand for the space. These could include, but would not be limited to, small music performances / theatre / comedy, club nights/ parties, large presentations, product launches, wedding functions, christenings, bar mitzvahs and presentations. The events space would be

served by the restaurant/bar area when it is in that configuration. If there were no events booked, then the space would be used as a restaurant.

2.0 Assessment

2.1 The principle considerations in the determination of this application are as follows:

- Land Use – Loss of restaurant floor space (A3 use) and introduction of new co-working office space (B1a use), restaurant (A3) and event space/private hire space (Sui Generis).
- Design – Impact on the character and appearance of the host building, the wider Regent's Canal Conservation Area and the setting of nearby listed buildings).
- Amenity - Impact on amenity of neighbouring residents in terms of outlook, daylight, privacy and noise disturbance.
- Transport impacts.
- Refuse and recycling.
- Accessibility.

3.0 Land Use

3.1 The application site is located within the Camden Market area in the Camden Town Centre, where policy TC4 seeks to ensure that development of town centre uses does not cause harm to the character, function, vitality and viability of a centre, and that development does not harm shopping provision in the town centre. Policy TC6 is also relevant, which seeks to protect and promote markets and TC2 (a) and (b) which talk about promoting a successful and vibrant centre, to protect and enhance the role and unique character of Camden's centres, and to provide for and maintain a range of shops including food, drink and entertainment uses to provide variety, vibrancy and choice. Restaurant use is not afforded any specific policy protection, especially at first floor level; however, Policy TC3 recognises the importance of restaurants to the night time economy of Camden Town which the Council seeks to protect.

3.2 Although the total loss of restaurant use in this location would be a concern, the flexible use proposed would retain an element of the existing restaurant use during the day which would be open to members of the public as well as occupiers of the building. The applicant envisages that the space is used primarily as a café/restaurant, but that diners could order food and drinks while working, as is often seen at cafes throughout London. Furthermore, the conversion of the space into event space during the evenings and weekends would retain an element of activation which would contribute to the night time economy as the existing restaurant use does. The proposed change of use to a more flexible mixed space is therefore not considered to harm the function of the markets or the night time economy and would comply with policies TC3, TC4 and TC6.

3.3 The proposals also include the introduction of new business use in the form of co-working office space. Policy E1 states that the Council will support businesses of all sizes, in particular start-ups, small and medium enterprises, and will direct new office development to the growth areas, Central London and the town centres. Policy E2 (Employment sites and premises) states that the Council will consider higher intensity redevelopment of premises or sites that are suitable for continued business provided that the level of employment floorspace is increased or at least maintained and the proposed premises include floorspace suitable for start-ups, small and medium enterprises. Given the existing co-working office use within the building, the site's location within the highly accessible Camden Town Centre, and the suitability of the space for use by smaller enterprises and co-working, it is considered appropriate in this instance and would be in accordance with the policy aims of policies E1 and E2.

3.4 However, it is noted that the proposals are only considered acceptable provided that the day time use remains mixed and retains an element of restaurant use. If the mix of uses implemented omitted the proposed restaurant then the Council would consider the development to be a materially different use which would be in breach of the planning consent. The Council would therefore seek to secure a site use and management plan via S106 agreement to demonstrate how the different uses will operate and the proportion of floorspace/hours given over to each use (discussed further in paragraph 5.7).

4.0 Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function,

appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2 Camden's Development Policies Document is supported by CPG1 (Design) and the Regent's Canal Conservation Area Statement.

4.3 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") is relevant to the determination of this application. It requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

4.4 Section 66(1) states that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

4.5 The only external alteration would be the replacement of the existing revolving door to the western elevation which provides access to Gilbey's Yard/Morrison's car park with new outward opening double swing doors. The proposed doors would be glazed with black powder-coated metal frames to match the existing building which is largely glazed. The visual impact would be limited due to the use of matching materials and the discrete location which is subject to very limited public views. The proposals would therefore preserve the character and appearance of the host building, wider conservation area and would not cause harm to the setting of nearby listed buildings, in accordance with policies D1 and D2 of the Camden Local Plan.

5.0 Amenity

5.1 Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

5.2 The proposals do not involve any external alterations or extensions besides the replacement rear doors. These would not impact the privacy of the nearest residential occupants as they would be in the same location as the existing doors and there are no direct views from the doors to the nearest residential properties in Gilbey's Yard. Likewise, there would be no impact on neighbouring outlook, daylight or sunlight.

5.3 The existing plant and extraction equipment at the site would be retained, with no new units proposed as part of the works. The development therefore would not cause harm to neighbouring amenity by way of increased noise disturbance from plant equipment.

5.4 Objections have been received relating to noise disturbance from the previous operator. Therefore, if planning permission is granted, it would be subject to the conditions that noise levels must be at least 10dba below the lowest background noise levels when measured from the nearest noise-sensitive receptor, and that no music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

5.5 The objections received in response to this application have predominantly been in relation to the disturbance caused by the use and servicing of the former restaurant at the site, Gilgamesh. Nearby residents have claimed that Gilgamesh caused severe disturbance over the years, particularly due to the use of the rear (western) entrance. Complaints have included diners entering and leaving and being dropped off via the rear (western) entrance and causing disturbance, anti-social behaviour and drug taking, waste storage and collection from this entrance with waste trucks servicing the building in the early hours of the morning, lack of security at the rear door, and deliveries accessing the site via Gilbey's Yard.

5.6 Planning permission was granted for the erection of Building C, including restaurant use at first floor level, in 2001. Planning records indicate that very few of the original conditions attached to the consent (application references PE9800576R2 and PEX0200404) seem to have actually been discharged. In particular, conditions 1e and 2c of planning permission reference PE9800576R2c which required details of refuse storage and recycling facilities, a site management plan to control the servicing of the site, the timing of deliveries to the site, litter management, a public safety and evacuation plan, and a general management plan for the operation of the market. Furthermore, although planning permission was granted

subject to the condition that no staff/customers shall be on the premises between midnight and 8am, an alcohol license was subsequently approved until 2am. Although planning and licensing are independent matters which operate under different legislative frameworks, by staying open past midnight, the previous operator was in breach of condition. However, as this breach was in excess of ten years, it was no longer enforceable due to passage of time.

5.7 The introduction of new mixed restaurant/event space would be similar to the existing lawful restaurant use at the site; however, the Council would seek to address the issues arising from the previous use which have caused disturbance to neighbouring residents and re-impose a number of conditions originally attached to the previously approved restaurant use. It is therefore proposed that if planning permission is granted, it would be subject to a number of conditions including the following:

- No members of the public or customers to remain on site past midnight, as per the original consent for the building. Staff may remain on site for the clear down of the event space, but these works must not be audible from outside the building.
- No music to be played in such a way as to be audible within any adjoining premises or on the adjoining highway.
- The Council's standard plant noise condition requiring noise levels at a point 1 metre external to sensitive facades to be at least 10dB(A) less than the existing lowest background noise levels.
- No customer access to the site via the rear doors.
- No servicing or deliveries to the site after midnight.

5.8 In addition, the Council would seek to secure an overarching site management plan setting out both operational management issues such as customer management, use of the rear doors and how these are controlled and secured, details of services/deliveries, operational details, etc. as well as a 'use' management plan including details of how the use is operated from a policy position. This would be secured by S106 Legal Agreement.

5.9 Objections have been received that set up and breakdown of events often goes on until 4am causing severe noise disturbance. To address this, the hours of use condition would state that customers must vacate before midnight, and any staff remaining on site for the clear down must not carry out any works that would be audible from outside the building. In addition, a servicing plan would be secured via S106 to include details of servicing and deliveries, as well as an overarching condition that no servicing or deliveries must be carried out after midnight.

5.10 One objector has requested a condition to be added to prevent queueing outside the building and for there to always be staff members on hand to control the queue, and another stated that Building C has never had proper security to the rear, even though it is stipulated in their license. Although requirements of the operator's license cannot be controlled via planning legislation, the applicant's Operational Management Plan states that staff working in the events space would be trained to ensure that people would leave the building in a quiet, controlled and swift manner. LabTech also employ security staff 24 hours a day who monitor the area to help ensure that people disburse from the area in a quiet manner. In addition, the management plan highlights that all events would be booked through LabTech and that there would be sufficient holding areas internally, so the events use should not result in any queuing outside the building.

5.11 In conclusion, subject to the conditions and s106 obligations discussed above, the proposed development is not considered to unduly harm the amenity of neighbouring residents, and would be in compliance with policies A1 and A4 of the Local Plan.

6.0 Transport

6.1 The Council's Transport Officers have confirmed that due to the nature of the proposals and the fact that they would not involve significant construction works or an uplift in floorspace, a construction management plan would not be required in this instance. Likewise, the proposals would not trigger the requirement for cycle parking to be provided.

6.2 In terms of refuse and servicing, Officers have considered that subject to a site management plan being secured as discussed above, the proposals would be acceptable.

7.0 Refuse and Recycling

7.1 The applicant's operational management plan states that servicing and deliveries would be carried out in a similar way to the previous use and waste would be dealt with as part of the wider Estate plan.

7.2 Objections have been received in relation to the servicing of the site, in particular, deliveries and waste collections being carried out via Morrison's car park or Gilbeys Yard throughout the night. If planning permission is granted, it would be subject to the condition that servicing and deliveries could not be carried out after midnight and a Site Management Plan would be secured by s106 to set out the site operation details and how they would be managed.

8.0 Accessibility

8.1 The proposals involve the replacement of the existing revolving doors with new double swing doors. The Council generally does not support the use of revolving doors for accessibility reasons, and therefore their replacement is welcomed. The proposed swing doors would represent an improvement on the existing arrangement, and are considered acceptable.

9.0 Conclusion

9.1 The proposed mix of uses would not cause harm to the unique character of Camden Town Centre, and would maintain the food, drink and entertainment offer within the Stables to provide variety, vibrancy and choice in accordance with Policy TC2. The introduction of new office space in this location would not harm this retail offer, and would not be out of character given the location at first floor level and the existing co-working space in this building.

9.2 Subject to the conditions and s106 obligations discussed, the proposals would not unduly impact the amenity of neighbouring residents.

9.3 The proposals are therefore considered acceptable and would comply with policies D1, D2, A1, A4, E1, E2, TC2, TC3, TC4 and TC6 of the Camden Local Plan 2017.

10.0 Recommendation

9.1 Grant conditional planning permission subject to S106 Legal Agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th July 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2018/1005/P**

12 July 2018

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**1st Floor Building C
The Stables Market
Chalk Farm Road
London
NW1 8AH**

DECISION
Proposal: Use of the first floor as restaurant space open to the public on Monday to Friday day times with co-working office space and private hire spaces for office, events and/or dining use; and use as either a restaurant or event/hire space during the evenings and weekends; and replacement of existing revolving door with new double doors.

Drawing Nos: 100/250_533 rev 01, 100/250_534 rev 01, 100/250_535 rev 00, cover letter dated 22 February 2017 and document titled 'First Floor, Building C - Operational Statement'.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 100/250_533 rev 01, 100/250_534 rev 01, 100/250_535 rev 00, cover letter dated 22 February 2017 and document titled 'First Floor, Building C - Operational Statement'.

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

- 3 No members of the public or other customers shall be on the premises between 24:00 hrs and 08.00 hrs the following day. Any staff on site during these hours must not carry out any works that would be audible within any adjoining premise or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 6 No sound emanating from the use shall be audible within any adjoining premises between 0000 hrs and 0800 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 7 There shall be no customer access to the premises via the rear doors to the west elevation, which shall be used for servicing and emergency purposes only.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 8 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out after 22:00 hrs.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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.

Yours faithfully

Supporting Communities Directorate