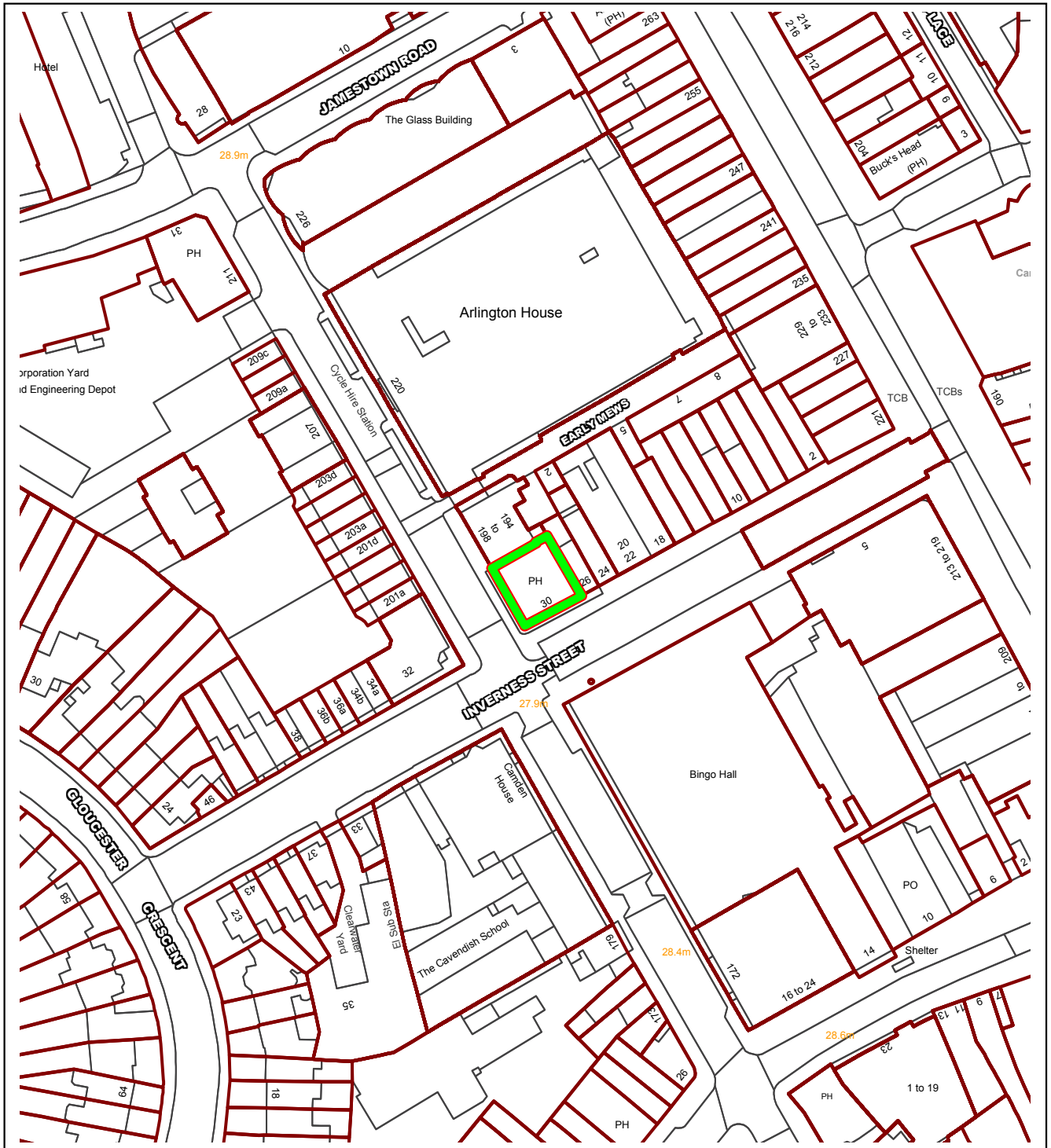


2018/1209/P – The Good Mixer, 28-30 Inverness Street



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Photo 1 – Aerial view eastwards

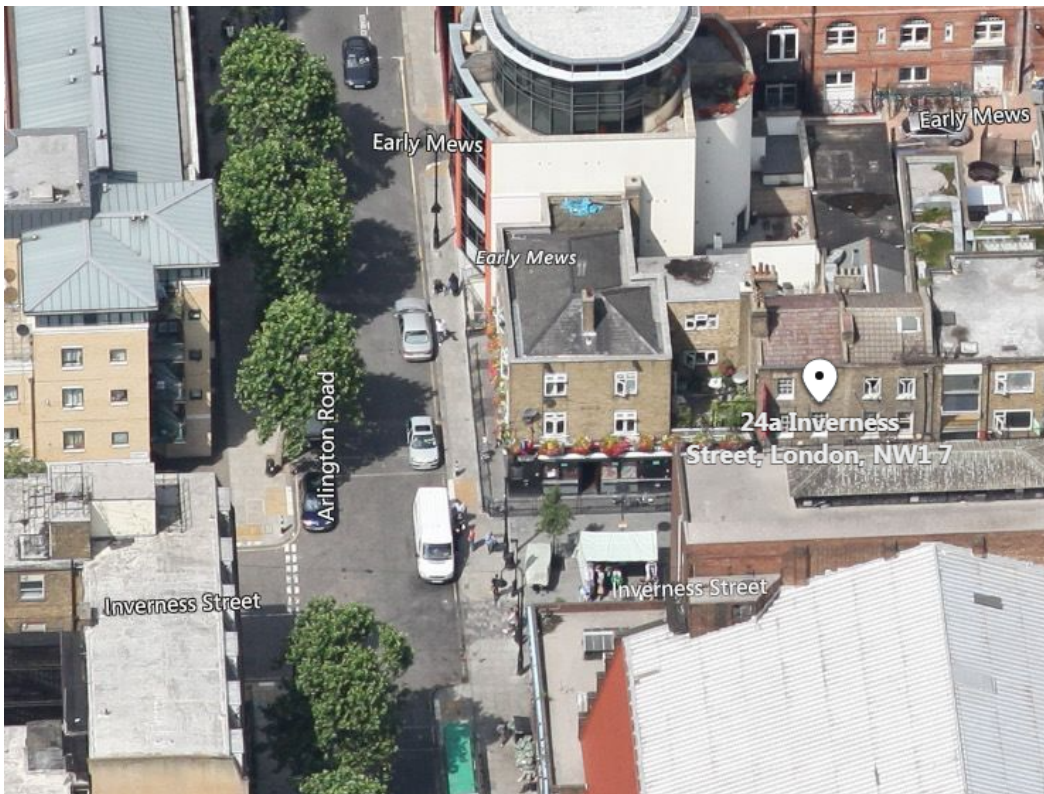


Photo 2 – Aerial view northwards

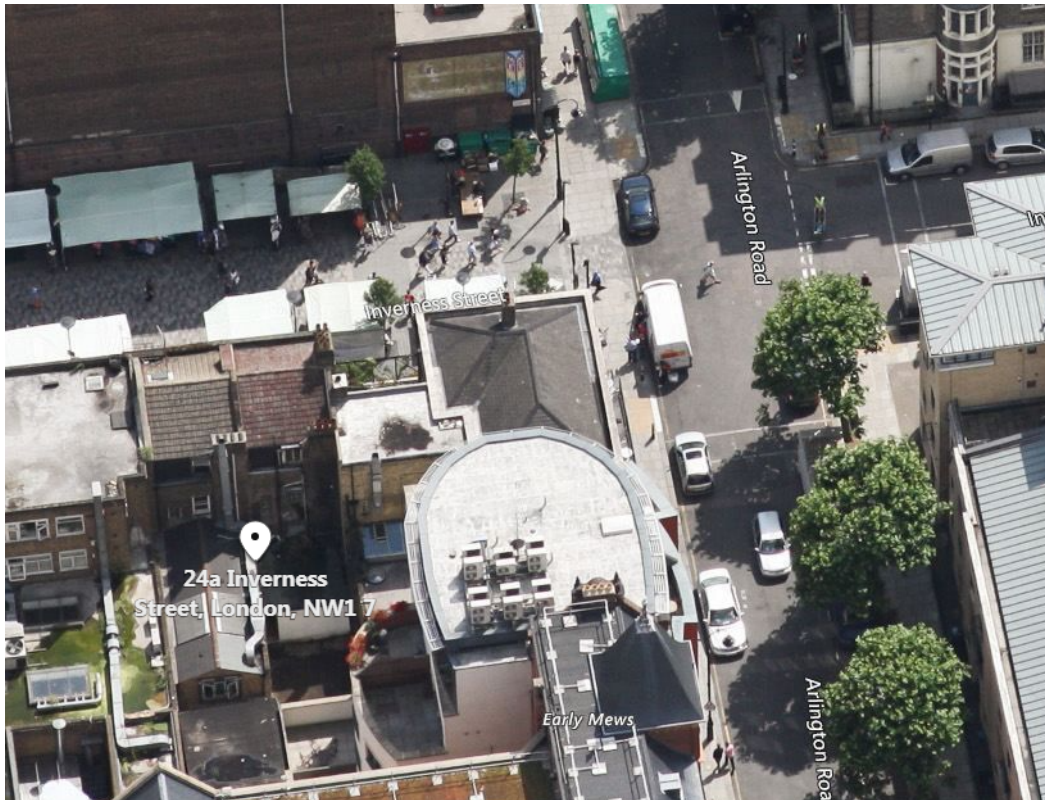


Photo 3 – Aerial view southwards



Photo 4 – View from Inverness Street looking north-west



Photo 5 - Full view of Inverness Street elevation



Photo 6 – View of Arlington Street elevation

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	07/09/2018
	N/A / attached	Consultation Expiry Date:	13/08/2018
Officer		Application Number(s)	
Kristina Smith		2018/1209/P	
Application Address		Drawing Numbers	
The Good Mixer 28-30 Inverness Street LONDON NW1 7HJ		Refer to Draft Decision Notice	
Proposal(s)			
Erection of single storey roof extension and two storey rear and front infill extensions plus various external alterations in association with the refurbishment of public house (Class A4) and change of use of upper floors and part of lower floors from ancillary functions of public house (Class A4) to office (Class B1)			
Recommendation(s):	Grant Planning Permission subject to a section 106 Legal Agreement		
Application Type:	Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	12	No. of objections	12
<p>Summary of consultation responses: <i>Officer response in italics</i></p>	<p>2 x site notices (1 on Inverness Street; 1 on Arlington Road) were displayed between 14/07/2018 and 07/08/2018.</p> <p>Objections and/or comments have been received from 24a, 33, 39, 41, 43 Inverness Street NW1; 25 Gloucester Crescent; 20 College Lane NW5; 5 Lissenden Gardens NW5; 101 Fordwych Road NW2; 37 Beech Road N2; Ground floor flat, 26 Loraine Road N7; 2 Tudor Court (NY, USA) on the following grounds:</p> <p><u>Land use</u></p> <ul style="list-style-type: none"> • Good Mixer has historic cultural significance and should be protected • Too many pubs closing down which is a loss to our history and culture • Office use could end up with pub closure due to noise complaints • Offices could in time become extension to pub • Office space is not compatible with pub use • Loss of affordable key worker housing above the pub <p><i>Please refer to Land use section of report</i></p> <p><u>Design</u></p> <ul style="list-style-type: none"> • Changing pub into a basement bar will restrict the type of visitors it currently attracts • Plans will change character of much loved and iconic pub • Reduced cellar space will prevent pub from selling cask ale • Tasteless and bland uniformity of the design would far from complement the Georgian buildings and look false <p><i>Please refer to Design section of report</i></p> <p><u>Amenity</u></p> <ul style="list-style-type: none"> • Noise from night-time economy has got worse and worse and Good Mixer much to blame for this. Expansion will worsen this issue • The construction period will inflict more long term noise disturbance and have a detrimental impact on the physical and psychological health of both residents and school pupils. Will also impact on market traders • New ownership of pub has resulted in increase in noise levels at night • Extension to pub will only exacerbate anti-social behaviour • Plant area on roof will be a further noise source <p><i>Please refer to Amenity section of report</i></p> <p><u>Other</u></p> <ul style="list-style-type: none"> • Elevation drawings do not show the kitchen duct <p><i>The kitchen would be serviced via an internal riser attached to the plant area at roof level</i></p>			

<p>CAAC/Local groups* comments: *Please Specify</p>	<p><u>The Camden Town Conservation Area Committee made the following comments:</u></p> <p>“The current scale of the existing pub building – which has iconic cultural importance - is appropriate to its location on the North side of Inverness Street where the small scale of the houses to East and West are the appropriate exemplar to consider for any development on this site. We strongly object to the proposed window treatment which is not in keeping with the appearance of the rest of the terrace buildings.</p> <p>We object to the inflated scale of the proposed elevations with their large, non-domestic windows and plain compositional elements. These make the building look like a warehouse or office building. All this would destroy the current appeal of the pub building which is a part of the local terrace and is well frequented.</p> <p>We object that the extension would fill in the gap that exists now in the South elevation and that is a characteristic feature of the area.</p> <p>Please note that one can see a similarity between this proposed corner development and a nearby corner development permitted 5-10 years ago. This was to demolish a popular local pub and a Snooker hall and replace them with a street level restaurant and “ flats for sale” above. Unfortunately for the Conservation Area and local residents only the flats have sold and the ground floor premises are a blot on the streetscape having been unsuccessful and mostly unoccupied for years.”</p> <p><i>It is noted that the above comments refer to a previous design iteration. Officers consider the revised design addresses the concerns of the CAAC.</i></p>

Site Description

The application site relates to a three storey (plus basement) post-war building occupied by The Good Mixer pub. It occupies a corner plot of land on the northern side of Inverness Street at its junction with Arlington Road. The building comprises traditional stock brick walls with uPVC window fittings and a shallow pitched roof largely concealed behind a parapet. The ground floor and basement levels of the property are occupied by the pub (Class A4) with ancillary residential accommodation and commercial kitchen provided on the floors above. The upper floors can also be accessed via a separate entrance from Arlington Road.

The Good Mixer pub is valued by both the local community and those further afield for its contribution to the Camden music scene during the Britpop era and beyond, for which has earned it an iconic reputation. The pub continues to be known for its ‘no frills’ character, music and draught beer selection. The pub is not on the Camden list of Assets of Community Value.

Adjoining the site to the north, is a five storey contemporary glazed building (194 Arlington Street) in residential use. To the east on Inverness Street is a three storey largely Victorian terrace with a mixture of retail, restaurant and bar uses at ground floor and residential above.

Although the site is not located within a conservation area it can be seen in short and long range views from the neighbouring Camden Town and Primrose Hill conservation areas which lie directly to

the south and west (respectively) of the site.

Relevant History

Application site

PEX0200984 - Second floor infill extension to enlarge existing residential accommodation ancillary to the Public House involving the raising of the existing extraction duct – **Granted 11/04/2003**

PEX0100638 - Alterations to elevations of public house including replacement of door with window and new awning – **Granted 25/09/2001**

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Draft London Plan 2018

Camden Local Plan 2017

G1 (Delivery and location of growth)

A1 (Managing the impact of development)

A4 (Noise and vibration)

D1 (Design)

D3 (Shopfronts)

C4 (Public houses)

T1 (Prioritising walking, cycling and public transport)

T2 (Car-free development and limiting the availability of parking)

TC4 (Food, drink, entertainment and other town centre uses)

DM1 (Delivery and Monitoring)

Camden Planning Guidance

CPG1 (Design)

CPG6 (Amenity)

CPG (Transport)

CPG (Planning Obligations)

CPG (Community uses, leisure facilities and pubs)

Assessment

1.0 PROPOSAL

1.1 The applicant seeks permission for the following works:

- Change of use of upper floors and approx. 23 sqm of the ground floor and 27sqm of basement ancillary use to public house (A4) to office (B1)
- Single storey roof extension
- Plant enclosure at roof level
- Two storey front infill extension fronting Inverness Street
- Two storey rear infill extension

1.2 During the course of the application the following revisions were negotiated:

- Reduction in size of office lobby / increase in size of pub floor space at ground floor level
- Reduction in height by one storey on main building and two storeys on section of building adjacent to Inverness Street
- Elevational alterations to retain existing window apertures and style of window.

2.0 ASSESSMENT

2.1 The planning considerations material to the determination of this application are as follows:

- Land use
- Design
- Amenity of surrounding occupiers
- Transport considerations

Land use

2.2 The application proposes to change the use of the upper floors and approx. 23 sqm of the ground floor and 27sqm of basement from ancillary pub floor space (A4) to office floorspace (B1). The additional floorspace of approx. 198 sqm created by extensions will also be in office use.

Partial loss of public house

2.3 Policy C4 recognises the importance of valued pubs to the local community and will seek to protect public houses which are of community, heritage or townscape value. It is evident from the consultation responses that The Good Mixer is valued by a wide community and has cultural significance by virtue of its association with Camden's music scene. Negotiations between the Council and the applicant have therefore focussed on ensuring the pub remains not just viable, but also significant, to the local community. In terms of land use, this has been about ensuring that the proposal does not lead to the loss of ancillary functions that are important to the ongoing viability to the pub, and also making sure that the introduction of a different use – in this case office - can be harmonious to the public house use at basement and ground floor levels. This has also been done through a design that can allow the character of the pub to be preserved, and this is covered in more detail in the 'design' section of the report.

2.4 The application proposes a loss of ancillary landlord accommodation and the relocation and reduction in size of the commercial kitchen. Where a partial loss of a public house is proposed, policy C4 states that the Council will look at the effect on changes to the pub's layout and reduction in its trading area on its continuing ability to operate successfully, whilst CPG (Community uses, leisure facilities and public houses) cautions that the loss of ancillary features can undermine a pub's long term viability, its day-to-day ability to operate, its community role and

appeal and the character of the pub. The guidance offers more detail on assessing applications and informs that *‘where two or more elements of the existing public house would be lost through a proposed scheme, the Council will require the applicant to undertake a community survey and an assessment of alternative pub provision in the locality’*.

2.5 A statement has been received from the current owners, The Max Barney Pub Company, who own and manage 20 pubs in London. They do not regard the landlord accommodation as being integral to the continued viability of the public house and consider that ‘lock up’ style pubs, (i.e. those where no on-site living accommodation is provided) have become more attractive to tenants as they have lower fixed overheads, lower rent, reduced business rates. They claim this is particularly the case in Inner London where proximity to good public transport links reduce the need for on-site accommodation. The ancillary accommodation at the application site is understood to have been let inconsistently over recent years and recently occupied by live-in guardians rather than employees of the pub.

2.6 In terms of the kitchen facility, a reduced kitchen would be reprovided at basement level with light cooking facilities. It is understood that The Good Mixer has never been a ‘food pub’ and the current tenants serve a simple and small menu of pies that are designed to be heated in a microwave. A scaled back kitchen is therefore considered suited to the character of the pub and the menu on offer.

2.7 Following officer feedback, the barrel store at basement level, which was previously excluded from the plans in lieu of a basement bar, has now been largely retained by the proposal. The ability to continue to stock and sell a variety of drinks is important to the character of the pub and should be retained.

2.8 Whilst part of the ground floor will be given over to the office lobby, the size of this area corresponds with the size of the hallway that currently serves the upstairs accommodation. At basement level, a relatively small area of pub floorspace would be given over to a lift core plus bike and bin facilities associated with the office; however this would involve losing part of the cellar rather than any trading area. The importance of storage to a pub’s ongoing operation is recognised; however, in this case it is considered that sufficient space would remain.

Loss of ancillary residential

2.9 Policy H3 (protecting existing homes) includes residential floorspace that is ancillary to another use amongst the type of housing it seeks to protect. However, as the landlord accommodation falls within the A4 use class rather than it being self-contained C3 floorspace, the owner could convert it to whatever ancillary function they wish (e.g. storage/ office) without the benefit of planning permission.

Provision of office floorspace

2.10 In some cases, the partial loss of a pub has led to its continued operation being undermined by noise complaints from occupants of new non-ancillary uses above. This typically occurs when upper floors are converted into housing and noise from the pub, especially in the evening, is perceived as being harmful to residential amenities. This can ultimately result in the closure of the pub.

2.11 The Good Mixer is renowned for being a music pub and as such, can be a particularly noisy venue as reflected by some of the comments on the application from surrounding residential occupants. Whilst self-contained housing is the priority land use of the Camden Local Plan 2017, officers are concerned that the introduction of general needs housing above the pub would give rise to amenity concerns about the compatibility of the two uses in such close

proximity, and it is considered that the change to office use is a more appropriate future use for the upper floors.

- 2.12 It is considered that office use can be complementary to the public house use as it is expected that office users will be more tolerant to pub noise than residents would be and also because the hours of the day when the office is in use will be during the pub's quieter times. The pub's peak times are during evenings and weekends when it is expected the offices will not be in use. A condition will require details of sound insulation values to ensure noise transmission is minimised.
- 2.13 Policy E1 recognises that Camden Town is a key location for secondary local office provision and forecasts that Camden Town will continue to provide smaller scale office development. The proposed office use is therefore considered to be well suited to the site. The proposed development falls short of the 1,000sqm trigger whereby an element of affordable SME workspace is required.

Conclusion – Land use

- 2.14 The net loss of residential floorspace, including space which is ancillary to existing uses such as pubs, is resisted by policy H3. The proposals run contrary to this general aim. However it is considered that the existing pub flat has a niche role in supporting the provision of general needs housing, given that any occupant would need to be employed by the pub and the compromised quality of amenity that arises as a result of the co-location of the uses. It is the intention of the new owner to operate The Good Mixer as a 'lock up' style pub, without ancillary accommodation. This would enable them to function with lower fixed overheads in an area with good public transport links. In terms of the impact on the public house itself, officers believe that the loss of ancillary floorspace is unlikely to compromise its long-term viability. Furthermore, were the residential floorspace to be reprovided as self-contained residential accommodation as part of the development, there would be serious concerns about its compatibility with the pub, which is evidently valued for its live music events. Therefore, on balance, the loss of ancillary residential accommodation in this location is supported.

Design

- 2.15 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that all development should consider the character, setting, context and the form and scale of neighbouring buildings. It is noted that the site is not situated in a conservation area; however, Inverness Street forms the northern boundary of the Camden Town Conservation Area and the eastern boundary of the Primrose Hill Conservation Area and therefore the design of the proposed development must take account of the need to avoid causing harm to the character and appearance of the adjacent conservation areas.
- 2.16 The existing building height is consistent with the prevailing heights down Inverness Street and lower than the general height of Arlington Road. By virtue of the site being a corner plot, and the presence of taller buildings in the immediate context, the principle of an additional storey on this corner is supported. The recessed element on the Inverness Street frontage currently provides a buffer between the finer grain of the Victorian townhouses and the larger corner pub. To alleviate what could be an overly dominant corner building, the proposed infill extension would be a storey lower than the extended pub building in order to provide a transition to the three storey terrace.
- 2.17 Three different design iterations were received during the course of the application. The original design approach was for an altogether larger building consisting of an additional storey

and mansard roof across the full site. The proposal comprised stucco detailing and windows surrounds resulted in a building with a more formal and pastiche appearance. It was felt that the massing demonstrated no regard for the finer urban grain of Inverness Street and officers considered that the building's formality was at odds with the character of Camden Town. The second iteration proposed a building of a warehouse character with Crittal windows and again, a grander, pastiche pub front that had to compete with the office entrance. Reference to local context was not sufficiently justified.

- 2.18 Taking on board the concerns of local residents, several of which refer to the loss of an iconic pub's character, officers have encouraged the applicant to preserve as far as is possible the existing 'Good Mixer' experience. Although the existing building is of limited architectural merit, attempts to improve the quality of building could lead to an erosion of its intrinsic character.
- 2.19 Externally the current design approach comprises a simple and domestic appearance at upper floors, which contrast with the distinct and robust ground floor pub elevation. The final design iteration sees the building being extended in matching brickwork with fenestration to match existing in terms of aperture size, with the existing white uPVC windows replaced by grey aluminium framed casements. At first floor level the existing spandrel panels have been replaced by larger glazed openings with functional Juliet balconies replacing the existing balustrades. The ground floor 'pub front' is to be largely retained.
- 2.20 Internally, the proposals have been amended to retain much of the ground floor layout including the location of the bar. The proposed ground floor has a more rational layout, with the toilets (apart from one disabled WC at ground floor level) being moved to the basement allowing for more circulation space. The barrel store at basement level would now be retained to ensure the pub continues to have adequate storage facilities.
- 2.21 A two storey infill extension would be provided to the rear which would be built up against the south flank elevation of no.194-198 Arlington Road and extend to the site boundary with no.26 Inverness Street, squaring off the existing void. The extension would comprise three east-facing timber sash windows at both first and second floor levels, which would not be read in the same views as the different style of fenestration to the front. The extension would not appear as a bulky addition to the building as it would be largely contained within the building's envelope. It is therefore considered to be acceptable.
- 2.22 A terrace, associated with the office use only, would be provided at second floor level above the lower section of the building fronting Inverness Street. The black metal railings that form the balustrade would be set back from the principal elevation to reduce its prominence from the street.

Amenity

- 2.23 There are several nearby residential occupants including apartment blocks at no.32 Arlington Road opposite (west) and no.194-198 Arlington Road to the immediate north and a maisonette at first and second floors at no.26 Inverness Street to the immediate south.

Daylight/ sunlight

- 2.24 The applicant has submitted a daylight/sunlight assessment with the application which has tested the impact of the increased massing on all surrounding residential occupants.
- 2.25 Vertical Sky Component (VSC) is generally considered the most appropriate way of measuring of daylight to existing neighbouring properties and is a methodology supported by CPG (Amenity). BRE guidance considers that daylight may be adversely affected if, after development the VSC is both less than 27% and less than 0.8 times its former value. For sunlight, the Annual Probably

Sunlight Hours (APSH) received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

- 2.26 All daylight and sunlight losses are comfortably within the parameters recommended by BRE guidance with the most impact being felt at no.32 Inverness Street opposite; however, here the greatest reduction (compared to existing situation) in daylight would be 10.93%, which is comfortably within the 20% margin allowed for by BRE, whilst sunlight is 6.9% (of total available) and it can therefore be concluded there will be no significant reductions in daylight or sunlight to nearby residential windows.

Outlook

- 2.27 The two storey rear extension would slightly worsen the quality outlook from the first floor rear window of no.26 Inverness Street as a blank brick wall would be brought closer to it. The use of the room is unclear; however, it is known that the residential unit is a maisonette over first and second floors, which comprises 7 windows in total (4 to front, 3 to rear). Given the quality of the existing outlook from this window is poor and the unit will continue to have clear outlook over Inverness Street in perpetuity, the impact is considered to be acceptable.

Privacy

- 2.28 The terrace at second floor level would serve the office use only and therefore is likely to be used less frequently than a domestic terrace and generally not during the evening or at weekends. The terrace would allow views in north, south and east directions but would not compromise the privacy of any windows.
- 2.29 The east facing windows on the flank wall of the rear extension would not enable direct views into oblique

Noise

- 2.30 To ensure that the office accommodation is of a good standard and is compatible with the pub use below, a condition will require details of sound insulation values that demonstrate Building Regulations compliance. This is considered to be particularly important given the pub's association with music and will ensure that the new uses will not act as a negative agent-of-change on the existing pub use, consistent with policy A4.

Transport and Highways Considerations

Cycle parking

- 2.31 In line with Policy T1 of the Local Plan, in order to encourage and promote the use of sustainable modes of transport such as cycling, the Council expect cycle parking to be provided in accordance with the standards set out in the London Plan.
- 2.32 For A4 pub uses, this requires the provision of 1 space per 175 sqm for long stay (staff) use and 1 space per 40 sqm for short stay (visitor) use. With a floor area of 294.5 sqm, this gives a requirement for 2 long stay spaces and 7 short stay spaces. Due to site constraints, no cycle parking facilities are shown for the pub use. Given the street market on Inverness Street which trades Monday to Saturday, on-street provision is not thought to be appropriate. Existing nearby provision including an M-shaped cycle stand (2 spaces) located on the diagonally opposite corner

of Inverness Street/Arlington Road, and a further 4 M-shaped stands (8 spaces) located outside 194-198 Arlington Road is thought to be sufficient.

2.33 For the B1 office use, the requirement is for 1 space per 90 sqm for long stay use and 1 space per 500 sqm for short stay use. With a floor area of 468.2 sqm, this gives a requirement for 3 long stay spaces and 1 long stay space. Capacity for 6 cycles are shown at basement level, accessed by a lift. The location is considered appropriate given the constraints to providing at ground floor level; however, full details shall be conditioned to ensure compliance with CPG (Transport).

Construction Management Plan

2.34 Due to the scale of the construction works involved in a busy town centre location, the Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) would therefore be required, in line with Policy A1. The CMP would need to identify the potential impacts of construction and indicate how any potential negative impacts would be mitigated. The CMP will be secured as a Section 106 planning obligation.

2.35 A CMP Implementation Support Contribution of £3,136 would also be required to cover the costs of assessing, reviewing and monitoring the CMP across the duration of construction. This would be secured as a Section 106 planning obligation if planning permission is granted.

Highway Works

2.36 By reason of their scale, the proposed works could lead to the public highway directly adjacent to the site sustaining damage. The Council would need to undertake highway remedial works following completion of the proposed development and a financial contribution of £tbc for highway works will be secured as a Section 106 planning obligation, in accordance with policy A1.

Servicing and deliveries

2.37 For the public house, delivery and servicing arrangements will remain as existing with waste and recycling stored within the rear yard at ground floor level and presented for collection on street. For the office space, waste and recycling facilities will be within a dedicated storage area at basement level and presented on street for collection.

3.0 RECOMMENDATION

3.1 Grant conditional planning permission subject to a section 106 legal agreement with the following Heads of Term:

- Construction Management Plan (plus Implementation Support Contribution of £3,136)
- Highways reinstatement contribution (£tbc)

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th December 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'.

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2018/1209/P**

13 December 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:

The Good Mixer
28-30 Inverness Street
LONDON
NW1 7HJ

Proposal:

DECISION
Erection of single storey roof extension and two storey rear and front infill extensions plus various external alterations in association with the refurbishment of public house (Class A4) and change of use of upper floors and part of lower floors from ancillary functions of public house (Class A4) to office (Class B1)

Drawing Nos: 0500; 0501; 0999; 1000; 1001; 1002; 1003; 1100; 1101; 1102; 1103; 1200; 1201; 1998A; 1999A; 2000A; 2001A; 2002A; 2003A; 2004A; 2100A; 2101A; 2102A; 2103A; 2200A; 2201A; Daylight and Sunlight assessment (prepared by Point 2 Surveyors, dated July 2018); Planning Brochure Revision A (dated August 2018); Planning statement (dated 1 March 2018)

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 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 0500; 0501; 0999; 1000; 1001; 1002; 1003; 1100; 1101; 1102; 1103; 1200; 1201; 1998A; 1999B; 2000C; 2001A; 2002A; 2003A; 2004B; 2100A; 2101A; 2102A; 2103B; 2200A; 2201A; Daylight and Sunlight assessment (prepared by Point 2 Surveyors, dated July 2018); Planning Brochure Revision A (dated August 2018); Planning statement (dated 1 March 2018)

Reason:

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

- 4 Before the development commences, details of secure and covered cycle storage area for 4 cycles associated with the office floorspace (as shown on drawing no. 1999A) shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works to the rooftop plant area, full details of:
 - a. the proposed plant equipment including manufacturers specifications
 - b. an accompanying acoustic report demonstrating how the requirements of condition 6 will be met by the associated plant and any necessary acoustic mitigation and
 - c. details of the associated screening, including materials

shall be submitted to and approved by the Local Planning Authority in writing.

All mitigation measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and D1 of the London Borough of Camden Local Plan 2017.

- 6 The total noise from fixed plant associated with the application site, when at a point 1m external to the nearest noise sensitive residential facades shall be at least 10 dB(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 is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses(bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows, balustrades and doors

b) Manufacturer's specification details of the brickwork to be submitted and a sample to be provided on site.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to completion of the third storey extension, details of the sound insulation of the floor/ ceiling/ walls separating the public house use from the office above shall be submitted to and approved in writing by the local planning authority. Such details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and include such mitigation measures as necessary in order to achieve the 'Good' criteria of BS8233:2014.

The details as approved shall be implemented prior to first occupation of the offices and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the 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

DECISION

Supporting Communities Directorate