

Application ref: 2018/4668/P  
Contact: David Fowler  
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Date: 17 June 2019

**Development Management**  
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Mr William Rimell  
Labs Triangle  
Stables Market  
Camden Town  
London NW1 8AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Camden Lock Hotel**  
**89 Chalk Farm Road**  
**London**  
**NW1 8AR**

Proposal: Application for the refurbishment and extension of Camden Lock Hotel to provide additional storey at fourth floor level, alterations to the facade, new lift shaft to rear and associated works.

Drawing Nos:

Existing plans: 1263/10, 1263/11, 1263/13, 1263/14, 1263/15, 1263/16, 1263/17, 1263/18, 1263/19, 1263/20.

Proposed plans:

1263/12 A, 1263/20 A, 1263/21 A, 1263/22 A, 1263/23 A, 1263/24 A, 1263/25 C, 1263/26 B, 1263/27 B, 1263/28 B, 1263/29 B, 1263/31 B, 1263/32 A.

Documents:

Design and Access Statement Rev C (CG Architects) November 2018, Daylight and Sunlight Study (Right of Light Consulting) 28 March 2019.

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 D1 and D2 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

Proposed plans:

1263/12 A, 1263/20 A, 1263/21 A, 1263/22 A, 1263/23 A, 1263/24 A, 1263/25 C, 1263/26 B, 1263/27 B, 1263/28 B, 1263/29 B, 1263/31 B, 1263/32 A.

Documents:

Design and Access Statement Rev C (CG Architects) November 2018, Daylight and Sunlight Study (Right of Light Consulting) 28 March 2019.

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

- 4 Before the commencement of development, a sample panel of all new facing materials and the balustrading shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 5 The proposed roof extension shall not be occupied prior to completing the works approved to the front elevations.

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.

- 6 The development shall be constructed in complete accordance with the details demonstrating that 20% of the new bedrooms comply with Part M and will be retained thereafter.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy 4.5 of the London Plan 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 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 Reasons for granting permission.

Land use

Under the proposals there would be an increase in floorspace of 191sqm (existing floorspace is 880sqm). The increase in hotel floorspace to an existing hotel is moderate and accords with Policy E3.

The site is not within a Town Centre and therefore no housing is required.

Design

The proposals involve the refurbishment of the existing building with the addition of a setback roof storey.

The existing building is a 4 storey hotel built in the 1970s in yellow brick. The ground floor appears as an agglomeration of disparate shop fronts. The 1st to 3rd floors comprise a regular pattern of shallow set uPVC windows. The existing building is considered to be of poor quality in terms of appearance and contributes little positive to the townscape.

The proposed setback roof storey takes the form of a rectangular structure with grey metal cladding, set back from the Chalk Farm Road frontage by circa 3m and circa 0.5m from the Crogsland Road frontage. Following an objection from the Eton Conservation Area Advisory Committee on the grounds that the proposed roof storey appears unresolved, further refinement of the detailed design of the roof extension was sought and submitted. The metal cladding now has a fine grained corrugated finish providing added texture and visual

interest. In addition, a curve has been added to the north-westernmost corner of the roof storey. Both changes are considered to provide the roof storey with a stronger design aesthetic and as a result provide a more resolved termination of the building.

The proposals also include raising the existing parapet wall, in a brick to match the existing, by 750mm, which aids in defining the top of the 4 storey structure and allows the additional storey to sit more comfortably on the top of the building.

The form and materiality of the additional roof storey provide a correspondence with that the setback roof storeys of the consented building on the Marine Ices site to the north and the Stockholm Apartment building (86 Chalk Farm Rd) to the south.

The first, second and third storeys of the building will have the brick work cleaned and existing windows replaced with grey aluminium window frames with a projecting window lining which will provide additional depth to the reveal along with modulation and visual interest across the surface of the building.

The ground floor is given coherence by providing a unified appearance in terms of a continuous fascia, reduced glazing with a regular series of smaller window openings, the retention and reconfiguration of a series of pillars and an indented plinth around the base of the building, all in a light grey.

The proposed changes to the existing building are considered to improve its overall appearance and contribution to the townscape in accordance with Local Plan Policy D1 and D2.

Having regard to the statutory duties in respect of listed buildings in the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant paragraphs in the NPPF in relation to listed buildings and conservation areas, it is considered that the proposals do not harm the settings of the heritage assets in the vicinity; the Regents Canal Conservation Area, the Grade II\* Roundhouse, Grade II listed Chalk Farm Tube Station and the locally listed Enterprise Pub.

Following the design revisions, the CAAC have withdrawn their objection.

A condition is attached requiring samples.

#### 4 Amenity

The relatively small increase floorspace (191sqm) to an existing hotel is not considered sufficient to impact on the amenity of local residents.

A Daylight and Sunlight Study was submitted as part of the application. Five windows would be impacted more than the recommended BRE guidelines. All of these windows serve residential properties at 87 Chalk Farm Road. Two of these windows would experience losses, which are only just greater than the BRE guidelines of 0.8 (resultant VSC 0.76 and 0.73) which is considered acceptable. The other three windows which would experience losses greater than the guidelines would have resultant VSC's of 0.53, 0.5 and 0.44.

However, these three windows all face directly towards the application site and any development would have an impact. It is not considered reasonable to restrict development on the application site so as to not impact on these windows. Furthermore, these three windows in question serve flats, which have other aspects, and the windows in question are a secondary aspect.

No objections have been received on amenity grounds.

#### Access

Under the proposals, level access would be provided across the ground floor and all doors and corridors would comply with Part M. 20% of the new rooms would be wheelchair accessible, in accordance with policy.

#### Transport

The hotel is already in existence. The relatively minor increase in floor area will not impact on the transport network.

As such, the proposed development is in general accordance with Camden Local Plan policies A1, E3, D1, D2, D3 and T1.

- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer