

Application ref: 2019/1409/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 12 July 2019

Development Management
Regeneration and Planning
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EC1V 4JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**90 Gloucester Avenue
London
NW1 8HX**

Proposal:

Conversion of second floor 'back of house' areas into ancillary staff accommodation (1 x 2 bedroom non-self-contained flat); installation of external lighting on Gloucester Avenue and Dumpton Place elevations at ground floor level; installation of replacement rear rooflight; erection of balustrade to first floor side/rear flat roof.

Drawing Nos: GA-210_Rev.P05, EL-201_Rev.P02, EL-200_Rev.P03, GA-211_Rev.P06, GA-000_Rev.P02, GA-212_Rev.P02, GA-110_Rev.P02, GA-111_Rev.P02, GA-112_Rev.P02, EL-100_Rev.P02 & EL-101_Rev.P01.

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 policies 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: GA-210_Rev.P05, EL-201_Rev.P02, EL-200_Rev.P03, GA-211_Rev.P06, GA-000_Rev.P02, GA-212_Rev.P02, GA-110_Rev.P02, GA-111_Rev.P02, GA-112_Rev.P02, EL-100_Rev.P02 & EL-101_Rev.P01.

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

- 4 The residential accommodation hereby approved at second floor level of no.90 Gloucester Avenue, shall be used as staff accommodation ancillary to the use of the public house only and shall not be sold, leased or let as separate self-contained accommodation in perpetuity.

Reason: In order to continue to support the function of the public house in accordance with policy C4 of the Local Plan (2017).

- 5 Access to the flat roof hereby approved shall be used only as a fire escape and for maintenance purposes, and shall not be used as a roof terrace, balcony or similar amenity space.

Reason: In order to prevent unreasonable overlooking and noise disturbance of neighbouring premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises The Lansdowne public house, a three storey terraced property on the corner of Gloucester Avenue and Dumpton Place. The property is within the Primrose Hill Conservation Area and is noted as a 'shopfront of merit' within the conservation area statement. It is not a listed building, nor are there any within the surrounding area. It is not listed as an asset of community value.

It is proposed to convert the second floor storage rooms to ancillary staff accommodation comprising a two bed flat accessed through the pub building (without independent access). It is acknowledged through a site visit that the second floor rooms are currently underutilised and are not accessible to the public. There would be no loss of usable pub floor space, and the proposal would help to support the functioning of the pub by providing on site staff accommodation. The conversions of the second floor rooms are not considered

to adversely affect the operation or viability of the existing pub use. The proposed change would comply with policy C4 of the Local Plan and is therefore considered to be acceptable. The proposed accommodation is considered to be of an acceptable quality; whilst it would not meet typical space standards, it is noted that this is an ancillary unit to the public house, and shall be retained as such in perpetuity, on this basis, it is considered to be acceptable in this instance. A condition has been attached to the approval to ensure the flat remains ancillary to the functioning of the pub.

The proposed balustrade has been amended since its original submission to be pulled in from the boundary parapet of the roof by 1.5m. This reduces its visual impact from Gloucester Avenue and Dumpton Place and would not cause harm to the character and appearance of the property and surrounding conservation area. Similarly, the roof light would not be visible in public views and would have a neutral impact on the character and appearance of the property and conservation area.

The external lighting has been amended since the original submission to remove the proposed spotlighting and replace it with traditional lantern style lights. These are considered to be acceptable on the ground floor elevations, and whilst clearly visible in public views, they would be appropriate to the character and appearance of the property and surrounding conservation area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the scale, siting and design of the additions, the proposal is considered not to result in undue harm to neighbouring amenity. A condition shall be attached to the fire escape access (with new balustrade) to prevent this being used as an amenity roof terrace, balcony or similar amenity space in perpetuity in the interest of noise and amenity impacts.

No third party comments were received following public consultation on the scheme. The Primrose Hill CAAC originally objected to the scheme, but later removed their objection following the receipt of amendments. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2, A1, A4 and C4 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 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).

- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer