



Application ref: 2018/2425/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Date: 22 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**10 - 12 Kentish Town Road**  
**London**  
**NW1 9NX**

**Proposal:**

Excavation of a single basement floor to house supporting functions connected with existing hotel (C1) and restaurant (A3), alongside various alterations to the front elevation including changes to the shopfront

Drawing Nos: OS EXTRACT; E001 PL-01; E101 PL-01; P110 PL-01; P000 PL-01; P001 PL-01; P101 PL-02; Basement Impact Assessment prepared by LBH Wembley dated November 2018; Floor Risk Assessment and SUDS Assessment prepared by LBH Wembley dated July 2018.

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 granted planning permission shall be completed in accordance with the drawings hereby approved within 6 months of the date of this permission.

**Reason:** In order to safeguard the amenities and appearance of the area generally in accordance with the requirements of policies G1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 [OS EXTRACT; E001 PL-01; E101 PL-01; P110 PL-01; P000 PL-01; P001 PL-01; P101 PL-02; Basement Impact Assessment prepared by LBH Wembley dated November 2018; Floor Risk Assessment and SUDS Assessment prepared by LBH Wembley dated July 2018.]

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

**Informative(s):**

- 1 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.
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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).

- 6 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.
- 7 You are advised that this decision relates only to those works set out in the description and on the application form and shall only be read in the context of the associated permission granted on 03/08/2017 under reference number 2017/2852/P and is bound by all the conditions and obligations attached to that permission.
- 8 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.
- 9 The proposal includes the construction of a basement floor level to provide 196sqm of additional floorspace relating to the existing hotel (C1) and restaurant (A3). The works include the alterations to the shopfront.

Following officer site inspection, it was confirmed the basement works have been implemented and therefore this is a retrospective application.

The location, scale and extent of the basement extension beneath the footprint of the building would have minimal impact on, and be subordinate to, the host building. It would comply with Camden's CPG guidance on size and location of basements. The Basement Impact Assessment (BIA) has been reviewed by the Council's independent BIA auditors. The BIA and its supporting documents demonstrate that the basement would be constructed with damage impacts to neighbouring properties limited to a maximum of Burland Category 1 (Very Slight), which is within the policy requirements. Furthermore the basement would not cause harm to the geological and hydrological conditions of the area, to the character and amenity of the area, or to the architectural character of the building and the Camden Town Conservation Area, as per Policy A5.

The proposal seeks minor changes to the shopfront, including repositioning of entrance doors. This would retain the traditional shopfronts appearance and preserve their character.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The premises is located on a frontage within the Camden Town Centre. The proposal would satisfy the requirements of Policy TC2 and A1, ensuring the increase in floorspace of either use would not harm the amenity of the locality.

The proposal, by virtue of its location primarily beneath the footprint of the building and its distance from neighbouring occupiers, would not result in any harm to amenity in terms of overlooking, sunlight and daylight.

Typically, basement extensions, on account of their scale and location would require a Construction Management Plan (CMP). A CMP would ensure basements could be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area, however, given that these works have been completed, a CMP would not be sought in this instance.

An Approval in Principle (AIP) and highways contribution however shall be required, to be secured by a S106 legal agreement, which would prevent any harm to the highway and transport conditions.

Comments raised by Thames Water have been accounted for in the subsequent information provided by the applicant and assessed by Campbell Reith, Camden's Basement Impact Assessors.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A5, D1, TC2, T4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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