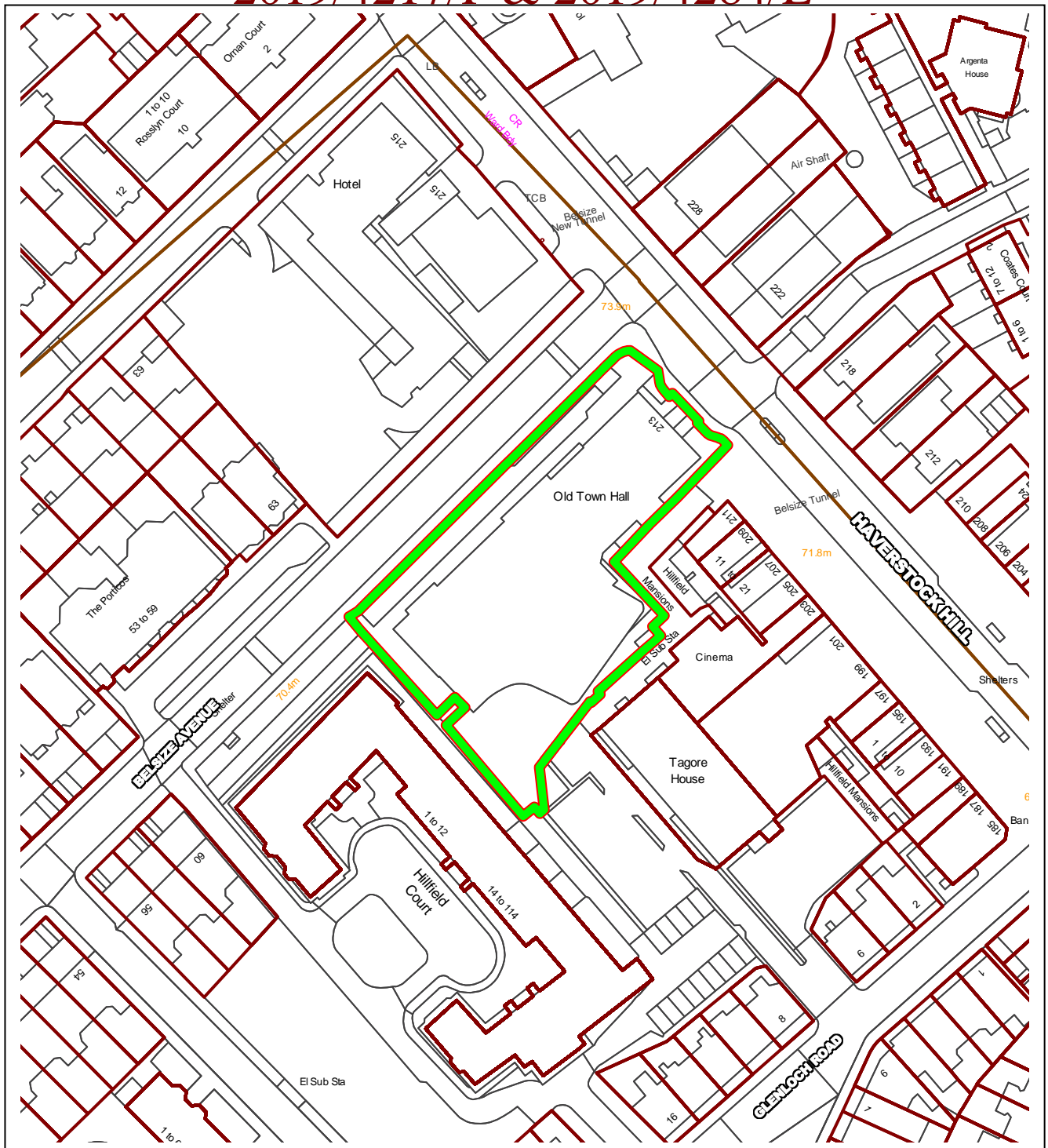


Hampstead Town Hall Centre

2019/4217/P & 2019/4284/L



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Site Photos



1. View towards front and side (south east) elevation



2. View towards front and side (north west) elevation to Belsize Avenue



3. View towards front elevation on Haverstock Hill



4. View towards Belsize Avenue elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	10/10/2019
		N/A	Consultation Expiry Date:	26/09/2019
Officer		Application Number(s)		
David Peres Da Costa		i) 2019/4217/P ii) 2019/4284/L		
Application Address		Drawing Numbers		
Hampstead Town Hall Centre 213 Haverstock Hill London NW3 4QP		Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
i) Creation of café at entrance level including replacement of 3 windows with doors (NW elevation) and replacement of car parking with landscaped cafe terrace adjacent to north west elevation; alterations to front landscaping to allow provision of cycle parking and platform lift including new wall with glass balustrade to front elevation and north west elevation; new glazed panels to top of front door; modified entrances on south east elevation including canopies above; minor alterations to walls and roofs to insert ventilation grilles and vents. ii) Internal and external alterations including works to the Council Chamber, Imperial Stair and ancillary spaces to form new café at entrance level, kitchen, WCs and multi-purpose spaces; replacement of 3 windows with doors (NW elevation) and replacement of car parking with landscaped cafe terrace adjacent to north west elevation; alterations to front landscaping to allow provision of cycle parking and platform lift including new wall with glass balustrade to front elevation and north west elevation; new glazed panels to top of front door; modified entrances on south east elevation including canopies above; minor alterations to walls and roofs to insert ventilation grilles and vents.				
Recommendation(s):		i) Grant conditional planning permission subject to s106 legal agreement ii) Grant conditional listed building consent		
Application Type:		i) Full Planning Permission ii) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 23/8/19 to 16/9/19 and the application was advertised in the local paper on 29/8/19 (expiring 22/9/19).</p> <p>No comments were received from adjoining occupiers or interested parties.</p> <p>Historic England Comments These proposals do not raise significant issues for Historic England. However, loss of the original fireplace from the Level 2 Reception Room is a concern and could be addressed by reusing this within the proposed new floorplan. I would encourage the applicant to do so and if necessary, for this to be conditioned by the local planning authority.</p> <p>Historic England has no objection to the application on heritage grounds.</p> <p>Officer comment: Please refer to paragraph 2.10</p>					
CAAC/Local groups* comments: *Please Specify	<p>Belsize CAAC – object</p> <p>These proposals are disappointing. They are too utilitarian and uninviting, do little to reinstate the historic building, improve its setting or enhance the surrounding streetscape.</p> <p>The front approach is cluttered with cycle parking, raised walkways and a disabled lift. All could be located elsewhere. The glazed balustrades on the front facade and main staircase are highly reflective and not in keeping with the existing architecture. A new forecourt with planting, integral seating and trees?</p> <p>Only a part of the land on the N/W has been considered. This area could be designed comprehensively to include completing the avenue of trees right up to Haverstock Hill and a much needed play area on the lower level.</p> <p>The cafe' garden has zig zag benching which leave slivers of no-mans-land, unusable from either side.</p> <p>The grim S/E area needs to be fully addressed.</p> <p>There is nothing special or uplifting about the interior design of the cafe', nor does it belong to the architecture of the building.</p> <p>There is little information on materials, finishes, colours, joinery or stonework.</p> <p><i>Officer's comments: The proposed changes to the landscaping fronting Haverstock Hill would retain the symmetry of the entrance. The street level areas on either side of the main entrance steps would be opened up and trees planted to create a more pleasant and accessible area for cycle</i></p>					

parking. Cycle parking in this location would encourage sustainable travel. A condition would require the submission of details of the balustrade so that the design of the balustrade can be reconsidered. The applicant has confirmed that Wac Arts have a masterplan for the whole of their estate, of which this proposal is just the first stage. While this phase does not cover the lower level, it may well be that play areas and other landscaping in this area will be proposed in the future. The proposed café terrace is considered to be a carefully considered arrangement of planting which both connects and separates the new terrace from the adjacent raised pavement. The area to the south east is owned by Camden Council and falls outside of Wac Arts' ownership boundary. Details of materials, brickwork and the new walls, ramps, steps and gate would be secured by condition.

University of the Third Age London – support

The University of The Third Age in London (U3AL), with a membership of over 1800, is based in The Town Hall. I am writing on behalf of U3AL's Executive Committee, the members of which are the trustees of the charity, to fully endorse this planning application.

The Executive Officers of U3AL have been invited from the early stages to be involved with this development plan. The new café, which is at the heart of this, will replace our existing one, which suffers from appalling acoustics and is too small and cramped. Wac Arts have listened closely to our requirements and have gone to considerable lengths to try to ensure the positive aspects of our present café will be replicated.

The relocation of the disabled car park to the rear of the building should give easier access to the building, as well as making it easier to park. There will be close, easy entry into the building on the lower level where 9 of our 11 rooms are located.

Also, the new sloping paths from Belsize Avenue and access to lifts from the outside of the building will greatly help many of our members. We hope, therefore, you, as the planning officer, and your committee will look favourably on this application, which ultimately would lead to improved facilities for our members.

Site Description

The site is a 4 storey building (including lower ground floor) on the south west side of Haverstock Hill. The building is Grade II listed and falls within the Belsize Conservation Area. Formerly Hampstead Town Hall, the building is now used by Wac Arts (a community arts and performance venue) and the University of the Third Age. The Old Town Hall has three parts: the original Vestry Hall of 1878; the Town Hall Extension of 1910; and the New performing arts building opened in the year 2000. The Belsize Park – Haverstock Hill Neighbourhood Centre is to the north and south of the site on Haverstock Hill.

The pavement in front of Hampstead Town Hall is locally listed as is the adjoining pavement on the west side of Haverstock Hill (from Belsize Grove) and on the east side of Haverstock Hill from Belsize Park underground station. The list description includes the following: wide pavements with trees and benches and space for café tables, on either side of Haverstock Hill in front of the parades of shops. Give this area a distinctive continental character and is a local landmark and neighbourhood centre.

The site has a side car park at the corner of Haverstock Hill and Belsize Avenue and a rear car park accessed off a slip road from Glenloch Road.

Relevant History

PW9702245R1 - "Change of use from former Local Government institution ("sui generis") use to uses within Classes B1, D1 and D2 (as defined by the Use Classes Order 1987), to include Council "first stop shop" services, rooms for use as public exhibitions, meetings, performances etc., a performing arts college and ancillary accommodation, ancillary cafe, Interchange Trust offices, and lettable office accommodation; erection of side and roof extensions to Town Hall, and erection of a new 3 storey performing arts building to its southwest side on the site of the air raid shelters; external alterations to the Town Hall including the entrance steps off Haverstock Hill; provision of new car park/service areas on the northeast and southwest sides of the site." – Granted – 22/9/1997

PWX0202964 - Resurfacing of whole side corner car park with new buff gravel finish, and retention of existing black tarmac on both pedestrian access ramps, plus erection of car park barrier, as a variation to the landscaping details approved on 25.9.00 (PWX0002709) – Granted - 09/03/2004

2007/1096/L - Internal alterations at first and second floor level – Granted - 26/04/2007

2013/3766/P: Alterations including installation of replacement doors, erection of fence on west elevation to community building (Class D2) and laying grass-crete in part of the car park. Granted 26/07/2013

2013/2708/L: Internal and external alterations including installation of replacement doors, formation of new internal openings and erection of fence on west elevation to community building (Class D2). Granted 26/07/2013

PW9902416 & LW9902417: Erection of new dormer and associated access ladder and walkway in rear roof of main hall and erection of two ventilation flue pipe in grass verge of Belsize Avenue frontage. Granted 07/12/1999

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011

Draft London Plan consolidated suggested changes version (July 2019)

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy C6 Access for all

Policy E3 Tourism

Policy TC2 Camden's centres and other shopping areas

Policy T1 Prioritising walking, cycling and public transport

Policy DM1 Delivery and monitoring

Camden Planning Guidance

CPG Amenity March 2018

CPG Design March 2019

CPG Access for All March 2019

CPG Transport March 2019

Belsize Conservation Area Statement November 2002

Assessment

1. Proposal

- 1.1. The application seeks approval for the creation of a café at Level 2 (the entrance level), refurbishment of the Council Chamber to create a multi-use flexible performance space and improved accessibility with step free access. The proposals include:
- replacement of 3 windows with doors (NW elevation);
 - replacement of car parking with landscaped cafe terrace adjacent to north west elevation;
 - alterations to front landscaping to allow provision of cycle parking and platform lift including new wall with glass balustrade to front elevation and north west elevation;
 - new glazed panels to top of front door; modified entrances on south east elevation including canopies above;
 - minor alterations to walls and roofs to insert ventilation grilles and vents; and
 - internal alterations including works to the Council Chamber, Imperial Stair and ancillary spaces to form new café at entrance level, kitchen, WCs and multi-purpose spaces

2. Assessment

- 2.1. The main issues are design and the impact on the conservation and listed building and transport and trees.

2.2. **Design** (impact on the conservation and listed building)

- 2.3. The application site is an Italianate red brick former Town Hall building with rustication at ground floor and stone dressings, dating from 1877-8 and situated in the Belsize conservation area. The building's value as a local landmark is noted in the Belsize Conservation Area statement. Its intentional symmetry and ordered and simple forms are typical of the Italianate style. The architecture, the highly visible location which results in a landmark building and its former use as a Vestry Hall and Town Hall are considered to contribute to the building's significance. The building has been occupied by arts organisation WAC arts for a number of years and the organisation is now synonymous with the building. The large interior spaces are used for a number of uses which are complimentary to the spatial proportions of the original function of the building, including theatre and music rehearsals.

2.4. External alterations

- 2.5. The proposed changes to the landscaping fronting Haverstock Hill would retain the symmetry of the entrance and acknowledge the curve of the front boundary treatment, which appears to be a later addition but which responds to the distinct and historically significant curve in the pavement. The street level areas on either side of the main entrance steps would be opened up and trees planted to create a more pleasant and accessible area for cycle parking. This would reflect the original arrangement of the town hall, as seen in historic records, which shows that the building did not have defensive planting as at present. Paving would be designed to reflect the historically significant curve in the pavement. Details of this and planting would be secured via condition.
- 2.6. The car parking to the side of the building fronting Belsize Avenue would be replaced with a café terrace. This would make better use of this space and would involve erecting a new boundary wall, incorporating seating and lowering the sills of three of the existing windows to create level access into the building. The existing brick panels (below the window sills which would be lowered) would be saved and reinstated on the new front boundary wall. The new boundary wall would replace the existing low wall with railings and would enclose

the access to the previous car park.

- 2.7. The retaining wall (on the right-hand side of the main building fronting Haverstock Hill) would be raised in height to accommodate the level access to the café terrace. In principle, the proposed changes retain the historic and architectural integrity of the host building and the symmetry of the front elevation, which is integral to its composition.
- 2.8. To the left of the entrance steps and terrace, a platform lift would be provided for disabled access. Further details of the lift are required to assess the visual impact. This would be secured by condition. There is a concern that the proposed glazed screens to provide a balustrade to the brick wall at the front of the property would appear modern and out of keeping with the host building and surrounding conservation area. A condition would require the submission of details of the balustrade so that the design of the balustrade can be reconsidered.
- 2.9. Mechanical And Electrical Services Proposals
- 2.10. Since the Council Chamber would now be used for performances, an acoustically-treated mechanical ventilation system would be provided. An air handling unit would incorporate heating, cooling and heat recovery and would be at high level on the ground floor, ducted to traditional style floor grilles in the Chamber. The supply duct would run through the basement offices within wall lining, and extract via a new grille at high level in the Chamber adjacent to the chimney breast. A new commercial kitchen ventilation system will be provided in the new café kitchen, with its fresh air intake on the north elevation and exhaust cowl on the roof behind a parapet. The extract flue would be positioned on an inner roof slope. The conservation officer has reviewed the M & E proposals. While the majority of the works are acceptable, there are concerns with the installation of an extract flue through the roof. The applicant has therefore lowered the flue so that it would be below the roof ridge. In addition the flue would be painted a dark matt colour.
- 2.11. Internal alterations
- 2.12. The most significant intervention to the building relates to the opening up of rooms on the right hand side of the entrance hall to create a café. It is noted that these rooms have lesser architectural and historical significance than the other ceremonial spaces within the building, originally being in office use. Other internal changes, including the removal of a non-original section of hall wall and the repositioning of a chimney piece to its original location, serve to improve the legibility of the original floorplan and are welcomed. Historic England requested that an original fireplace from the Level 2 Reception Room be reused elsewhere within the proposed new floorplan. This would be secured by condition.
- 2.13. The loss of fabric and plan form of the building is considered to cause some harm to the architectural and historic significance of the listed building. Whilst there would be some harm caused to the listed building, the harm will be less than substantial and there would also be changes which will benefit the legibility of the historic floorplan.
- 2.14. Para. 196 of the NPPF states that: where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.15. It is acknowledged that there are substantial public benefits of continuing the optimal use of the building as a public arts centre and the proposed improvements to the public realm would be positive. It is also accepted that the approach taken is an appropriate solution to address existing issues and that the works have been carefully conceived to cause the least harm to the listed building.
- 2.16. For the reasons set out above the principle of the proposed works is acceptable; where

works do cause less than substantial harm to the building, those works are outweighed by the substantial public benefits, as required by Paragraph 134 of the NPPF.

- 2.17. The external works would preserve the character and appearance of the Belsize Conservation Area.

2.18. Transport

- 2.19. The site has a PTAL level of 4, which is considered to be a good level of public transport accessibility. The scheme is expected to increase the number of visitors to the site by up to 20% however, it is not expected to increase congestion on the network significantly.

2.20. Parking

- 2.21. The proposal would relocate four disabled vehicle parking spaces on the northwest side of the building to the rear of the site. Once the spaces are removed, the crossover on Haverstock Hill will no longer be required and should be reinstated to footway. To cover this, a highways contribution would need to be secured as a section 106 planning obligation. To the rear of the site, four existing parking bays would be converted to disabled bays to re-provide the four spaces at the front of the building. Step-free access is available from the rear courtyard into and through the building to existing facilities and on to the proposed café and council chamber rehearsals/theatre space. It is also noted that there are three existing disabled on-street spaces located on Haverstock Hill directly south of the site providing parking for blue badge holders. These bays are located less than 50m from the site and are available to users of WAC Arts.

2.22. Cycle parking

- 2.23. There are currently 5 Sheffield stands on the site providing parking for 10 cycles. This would increase to 9 Sheffield stands providing parking for 18 cycles. The new café has a GEA of approximately 220sqm. The requisite long-stay cycle parking would be 1 space and this would be secured by condition.

2.24. Servicing

- 2.25. The existing building has a rear service yard, which is accessible from Glenloch Road. At present, servicing also occurs on an informal basis in the area to the side of the building, adjacent to Belsize Avenue. The submitted Transport Note states that in the future, all deliveries would be directed to the rear service yard and that it is linked internally to the proposed extended café area to the front of the building. Refuse will be collected from the rear yard and the Transport note states that to avoid conflicts, deliveries will be encouraged not to occur at times scheduled for refuse collection. The Centre will occasionally receive deliveries of large items such as theatrical sets and for these, it is proposed that Camden's parking suspension mechanism would be utilised.

- 2.26. Whilst it appears that the Centre could be serviced without significant disruption to the highway, it is recommended that the applicant is required to prepare a servicing management plan (SMP) giving details of expected deliveries and mitigation measures. This would be secured via a Section 106 planning obligation if planning permission is granted.

2.27. Managing the impacts of construction on the surrounding highway network

- 2.28. While the scheme is not considered to be a large scale development, due to the location of the site and the nature of the works, a Construction Management Plan (CMP) would need to be secured as a Section 106 planning obligation if planning permission is granted. A CMP (in the councils pro-forma) will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works

commencing on site.

- 2.29. A CMP Implementation Support Contribution of £3,136 would also need to be secured as a Section 106 planning obligation if planning permission is granted.

2.30. Contaminated Land

- 2.31. The site is identified as having contaminated site potential. Environmental Health have reviewed the application. The site is considered to represent a low risk of contamination and there is a petrol station within a 100m radius of the subject site. In view of this and on the basis that soils in Camden typically contain elevated levels of certain heavy metals, a land contamination condition has been recommended.
- 2.32. Given the age of application building it is possible that asbestos containing materials (ACMs) may have been used in its construction and/or maintenance. If an up- to-date asbestos register is not available, it is recommended that an asbestos survey is undertaken, so that any ACMs present can be managed accordingly to protect occupiers / construction / demolition workers. This would be secured by condition.

2.33. Amenity

- 2.34. Opposite the proposed café terrace on Belsize Avenue, there is a petrol station. The nearest residential properties are 23m away on the opposite side of Haverstock Hill. Given the surrounding context and the scope of the proposed alterations, there would be no impact on neighbouring amenity in terms of loss of sunlight, daylight or increased overlooking.

2.35. Noise

- 2.36. A new commercial kitchen ventilation system would be provided in the café kitchen, with a fresh air intake on the north elevation and exhaust cowl on the roof behind a parapet.
- 2.37. Since the Council Chamber would now be used for performances, an acoustically-treated mechanical ventilation system would be provided. An air handling unit would incorporate heating, cooling and heat recovery and would be at high level on the ground floor, ducted to traditional style floor grilles in the Chamber. The supply duct would run through the basement offices within wall lining, and extract via a new grille at high level in the Chamber adjacent to the chimney breast. Heat pump heating and cooling to the Council Chamber and multi-purpose rooms would be from two outdoor heat pumps in the basement lightwell adjacent to the South lift. The mechanical and electrical services proposals have been reviewed by an Environmental Health officers. Conditions would be included to ensure that plant and noise breakout complies with the Council's noise thresholds and details of odour control are provided prior to the commencement of the use of the café.

2.38. Trees

- 2.39. There is a Horse Chestnut to the side of the site in the area of the proposed café terrace. An Arboricultural Impact Assessment has been submitted. The level of the new terrace area would be achieved by carefully removing or breaking up the tarmac and the new level being built up. The wearing course of the tarmac may be removed but there would be no digging down below the existing wearing course, the new level would be built up to that of the existing planter around the tree (approximately 30cm) in line with the level of the public footpath outside the site. The scheme is not considered likely to have a significantly detrimental impact on the long-term health of the retained Horse Chestnut (T1) or the amenity of the conservation area. A tree protection condition would be included on the decision.

2.40. Conclusion

- 2.41. There are substantial public benefits of continuing the optimal use of the building as a public arts centre and the proposed improvements to the public realm would be positive. The principle of the proposed works is acceptable; where works do cause less than substantial harm to the building, those works are outweighed by the substantial public benefits, as required by Paragraph 134 of the NPPF.
- 2.42. Grant planning permission subject to s106 legal agreement and listed building consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th October 2019, 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'.

Ash Sakula Architects
Ash Sakula Architects
6 Doughty Mews
London
WC1N 2PG
United Kingdom

Application Ref: **2019/4217/P**

03 October 2019

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:

**Hampstead Town Hall Centre
213 Haverstock Hill
London
NW3 4QP**

Proposal:

DECISION
Creation of café at entrance level including replacement of 3 windows with doors (NW elevation) and replacement of car parking with landscaped café terrace adjacent to north west elevation; alterations to front landscaping to allow provision of cycle parking and platform lift including new wall with glass balustrade to front elevation and north west elevation; new glazed panels to top of front door; modified entrances on south east elevation including canopies above; minor alterations to walls and roofs to insert ventilation grilles and vents.

Drawing Nos: Site Location Plan;

Existing drawings: OTH/3: 002; 011; 012; 013; 014; 015; 016; 018; 021; 022; 023; 024; 025; 031; 032; 033; 034; 035

Demolition drawings: OTH/3: 211; 212 A; 213; 215; 221; 222; 223; 224; 225; 231; 232; 233; 234; 235

Proposed drawings: OTH/3: 102; 111 A; 112 A; 113; 114; 115; 116 B; 118; 121; 122 B; 123 B; 124 A; 125; 131; 132; 133; 134; 135 B

Supporting documents: Design and Access Statement prepared by Ash Sakula Architects dated 15 August 2019; Arboricultural and Planning Impact Assessment Report prepared by Ashmore Arboricultural Services; Centre for Accessible Environments report; Structural Report for Planning prepared by Civic Engineers dated 14th August 2019; Transport Note prepared by Civic Engineers dated 14th August 2019; Access Report prepared by Jane Toplis Associates dated 12 Aug 2019; Heritage Appraisal prepared by Martin O'Rourke dated August 2019; Mechanical And Electrical Services Proposals prepared by P3r Engineers dated 07/08/2019; Statement Of Community Involvement dated August 2019; Ash Sakula responses to CAAC comments dated 9 September 2019

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 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:

Site Location Plan;

Existing drawings: OTH/3: 002; 011; 012; 013; 014; 015; 016; 018; 021; 022; 023; 024; 025; 031; 032; 033; 034; 035

Demolition drawings: OTH/3: 211; 212 A; 213; 215; 221; 222; 223; 224; 225; 231; 232; 233; 234; 235

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

- 4 Prior to the commencement of any hard and soft landscaping works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of secure cycle storage area for 18 short stay cycles and 1 secure and covered long stay cycle 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 use of the cafe, 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.

7 Asbestos Survey

No development shall take place until an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 (supported by appropriate mitigation scheme to control risks to occupiers) has been submitted to and approved by the local planning authority in writing. The scheme must be written by a suitably qualified person. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason To protect occupiers of the development from the possible contamination arising in connection with the buildings on the site in accordance with policies A1 (Managing impact of development), C1 (Health) and CC5 (Waste) of the London Borough of Camden Local Plan 2017

8 Land Contamination

Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority (LPA) a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.

A) A preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses (including asbestos, landfill gas, ground water contaminants); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;

B) A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

C) The results of the investigation and detailed risk assessment referred to in (b) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

D) A verification plan demonstrating the works set out in the remediation strategy have been undertaken.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the LPA.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 9 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, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

10 Emergency Generators

Emergency equipment, such as generators which are only to be used for short periods of time, shall meet the noise criteria of no more than 10dB above the background level (L90 15 minutes). During standby periods, emergency equipment shall meet the criteria for plant and machinery set out in condition 9.

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.

11 Odour Control

Prior to first use of the proposed café, details of the kitchen & café extraction systems including: hoods, ducting, abatement techniques, filters, fans, noise attenuators, and the exhaust vent/ducting shall be shown on plans submitted to and approved in writing by the Local Planning Authority. Details of the proposed scheme shall include a risk assessment and comply with Odour Control Best Practice specified by 'EMAQ "Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018." and shall be permanently retained thereafter

Reason: To safeguard occupiers of neighbouring premises and the area in general from loss of amenity by reason of odour nuisance, and comply with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

12 Noise Breakout

Prior to commencement of the development, details of entertainment noise levels audible from the site (i.e. patron noise & amplified sound but excluding plant noise), shall be submitted to and approved by the local planning authority in writing. The level of entertainment noise shall comply with Table D - Entertainment Noise (Appendix 3 - Noise Thresholds) of the Local Plan 2017.

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 London Borough of Camden Local Plan 2017.

13 Acoustic Report

Prior to the first use of the Council Chamber and café, full details of a scheme for extraction, ventilation and cooling including manufacturers specifications and acoustic report demonstrating compliance with Appendix 3 (Noise Thresholds) of the Local Plan 2017 and any mitigation required, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such 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 and A4 of the London Borough of Camden Local Plan 2017.

14 Before the brickwork is commenced, a sample panel (1sqm) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing 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 special architectural and historic interest of the building 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.

15 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 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 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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 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.
- 5 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.
- 6 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

DRAFT

DECISION

Ash Sakula Architects
Ash Sakula Architects
6 Doughty Mews
London
WC1N 2PG
United Kingdom

Application Ref: **2019/4284/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

2 October 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Hampstead Town Hall Centre
213 Haverstock Hill
London
NW3 4QP

DECISION

Proposal:

Internal and external alterations including works to the Council Chamber, Imperial Stair and ancillary spaces to form new café at entrance level, kitchen, WCs and multi-purpose spaces; replacement of 3 windows with doors (NW elevation) and replacement of car parking with landscaped cafe terrace adjacent to north west elevation; alterations to front landscaping to allow provision of cycle parking and platform lift including new wall with glass balustrade to front elevation and north west elevation; new glazed panels to top of front door; modified entrances on south east elevation including canopies above; minor alterations to walls and roofs to insert ventilation grilles and vents.

Drawing Nos: Site Location Plan;

Existing drawings: OTH/3: 002; 011; 012; 013; 014; 015; 016; 018; 021; 022; 023; 024; 025; 031; 032; 033; 034; 035

Demolition drawings: OTH/3: 211; 212 A; 213; 215; 221; 222; 223; 224; 225; 231; 232; 233; 234; 235

Executive Director Supporting Communities



Proposed drawings: OTH/3: 102; 111 A; 112 A; 113; 114; 115; 116 B; 118; 121; 122 B; 123 B; 124 A; 125; 131; 132; 133; 134; 135 B

Supporting documents: Design and Access Statement prepared by Ash Sakula Architects dated 15 August 2019; Arboricultural and Planning Impact Assessment Report prepared by Ashmore Arboricultural Services; Centre for Accessible Environments report; Structural Report for Planning prepared by Civic Engineers dated 14th August 2019; Transport Note prepared by Civic Engineers dated 14th August 2019; Access Report prepared by Jane Toplis Associates dated 12 Aug 2019; Heritage Appraisal prepared by Martin O'Rourke dated August 2019; Mechanical And Electrical Services Proposals prepared by P3r Engineers dated 07/08/2019; Statement Of Community Involvement dated August 2019; Ash Sakula responses to CAAC comments dated 9 September 2019

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan;

Existing drawings: OTH/3: 002; 011; 012; 013; 014; 015; 016; 018; 021; 022; 023; 024; 025; 031; 032; 033; 034; 035

Demolition drawings: OTH/3: 211; 212 A; 213; 215; 221; 222; 223; 224; 225; 231; 232; 233; 234; 235

Proposed drawings: OTH/3: 102; 111 A; 112 A; 113; 114; 115; 116 B; 118; 121; 122 B; 123 B; 124 A; 125; 131; 132; 133; 134; 135 B

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 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 before the relevant part of the work is begun:
 - a) Irrespective of the approved drawings, detailed drawings at min 1:10 showing new balustrades and railings;
 - b) Construction drawings at 1:20, 1:10 and 1:5 scale where appropriate

showing construction of new walls, ramps, steps and gate. The new gate should have invisible fixings and pivot from the ground in the traditional manner;

c) Detailed drawings of new lift to be submitted at min 1:10;

d) Full details of new fenestration, including doors to be submitted at 1:20, 1:10 and 1:5 scale where appropriate.

e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The existing cast iron staircase shall be safely stored, protected and reused elsewhere in the building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The existing fireplace in the reception room at level 2 shall be safely stored, protected and reused elsewhere in the building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

Director of Regeneration and Planning