

Application ref: 2019/3362/P  
Contact: Kristina Smith  
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Date: 28 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Pegasus Group  
10 Albemarle Street  
London  
W1S 4HH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Arches 55-65**  
**Wilkin Street Mews**  
**London**  
**NW5 3NN**

Proposal: Erection of front and rear extensions to Arches 55 and 56 and change of use of 150 sqm of floorspace from a brewery (B2) to provide a taproom (Sui Generis); and external alterations across site including installation of plant equipment, raised feature structures, storage areas, cycle parking and planters

Drawing Nos: 38 1\_PL\_102; 38 1\_PL\_100; 38 1\_PL\_01; 38 1\_PL\_02; 38 1\_PL\_03; 38 1\_PL\_04; 38 1\_PL\_05; 38 1\_PL\_06; 38 1\_PL\_07; 38 1\_PL\_08; 38 1\_PL\_09; 38 1\_PL\_10; 38 1\_PL\_11 (Rev A); 38 1\_PL\_12 (Rev B); 38 1\_PL\_13 (Rev A); 38 1\_PL\_14 (Rev A); 38 1\_PL\_15 (Rev A); 38 1\_PL\_16 (Rev A); 38 1\_PL\_17 (Rev A); 38 1\_PL\_18 (Rev A); 38 1\_PL\_19 (Rev A); 38 1\_PL\_20 (Rev A); Operational Management Plan (dated 07/10/19); Planning, Design and Heritage statement (dated 28/06/19); Arboricultural Report and Tree Constraints Plan (prepared by Andrew Day; dated 17/6/19); Acoustic assessment of proposed new mechanical services equipment (prepared by ACA acoustics, dated 05/07/2019)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 38 1\_PL\_102; 38 1\_PL\_100; 38 1\_PL\_01; 38 1\_PL\_02; 38 1\_PL\_03; 38 1\_PL\_04; 38 1\_PL\_05; 38 1\_PL\_06; 38 1\_PL\_07; 38 1\_PL\_08; 38 1\_PL\_09; 38 1\_PL\_10; 38 1\_PL\_11 (Rev A); 38 1\_PL\_12 (Rev B); 38 1\_PL\_13 (Rev A); 38 1\_PL\_14 (Rev A); 38 1\_PL\_15 (Rev A); 38 1\_PL\_16 (Rev A); 38 1\_PL\_17 (Rev A); 38 1\_PL\_18 (Rev A); 38 1\_PL\_19 (Rev A); 38 1\_PL\_20 (Rev A); Operational Management Plan (dated 07/10/19); Planning, Design and Heritage statement (dated 28/06/19); Arboricultural Report and Tree Constraints Plan (prepared by Andrew Day; dated 17/6/19); Acoustic assessment of proposed new mechanical services equipment (prepared by ACA acoustics, dated 05/07/2019)

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

- 4 The use hereby permitted of Arches 55 + 56 as a taproom (Sui Generis) as shown on drawing ref. 381\_PL\_11 (Rev A) shall only be in use whilst the wider site at 57-65 Wilkin Street Mews is in use as a brewery (Class B2) and for no other purpose. In the event that any part of the site at 57-65 Wilkin Street Mews ceases to be used as a brewery (Class B2), the use of the taproom hereby permitted must cease and the resultant floorspace must revert to Class B2 use.

Reason: To prevent the long-term loss of industrial floorspace and safeguard the amenities of neighbouring properties in accordance with policies E1 and A1 of the Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings at 1:10 in respect of the feature screen and elevated brewery tank at Wilkin Street Mews entrance.

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 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 6 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing

background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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.

- 7 Prior to use, plant equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing.

All such measures shall be retained for so long as the equipment is in use and shall be maintained in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Andrew Day Arboricultural Consultancy (dated 17th June 2019). 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 Camden Local Plan and policy GO3 of the Kentish Town Neighbourhood Plan 2016.

- 9 The use hereby permitted of Arches 55+56 as a taproom shall be carried out strictly in accordance with the Operational Management Plan (dated 07.10.19).

The use shall not be carried out outside of the following hours: 08.00 - 22.00 Sunday - Wednesday; and 08.00 - 23.00 Thursday - Saturday.

No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of neighbouring properties in accordance with policy A1 and A4 of the Camden Local Plan 2017.

- 10 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An 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), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 11 Prior to first occupation of the development, secure storage for 6 visitor bicycles and 7 staff bicycles shall be installed and made available for use, in accordance with the details hereby approved.

The facilities shall be 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.

#### Informatives:

- 1 Reasons for granting permission.

The proposal comprises external works including extensions and the installation of cycle parking, storage and planters in association with the expansion of the brewery's taproom, currently operated by Camden Town Brewery.

The brewery already incorporates a taproom; however, given this function is becoming a more significant part of the brewery's operation, it is considered practical to assess it as a separate planning unit given the way in which the nature of the activity arches would be used will become materially different to its lawful B2 industrial use. The creation of a separate planning unit in Arches 55 and 56 for mixed bar/ retail / brewery use (Sui Generis) will result in the loss of approx. 150 sqm B2 industrial floorspace. Typically this is resisted by policy E1 which recognises that such premises support the functioning of London's Central Activities Zone as well as provide jobs for people who would otherwise be at risk of being unemployed. It is therefore important to ensure that the arches return to B2 industrial floorspace should the taproom function cease to operate. This is also important in order to prevent a bar use from establishing itself in the event that the existing brewery were to close or relocate. Given the residential nature of the surrounding area, a bar use independent of an associated brewery would not be considered appropriate for such a location. Other local A4 uses are all long established neighbourhood pubs. A condition will ensure this section of the site has a lasting level of protection, to the effect that the function only can occur when the other Arches are wider site is occupied by a brewery. If this use ceases then the land will revert to B2 use class.

It is proposed to extend Arches 55 + 56 to the front and rear, allowing more permeability between them the spaces without opening them up internally. The

front extension would take the form of a steel framed glazed structure through which the form of arches could still be appreciated. A separate single storey infill extension underneath the station stairway would provide a small retail area. It would also be of steel and glass construction with curved corners and a vertical hatch. It would be a subordinate addition that by virtue of its location would not appear as a bulky projection from the street. To the rear, a yard area currently used for storage would be infilled, continuing the pattern of existing extensions to the rear of units 56-58. The proposed extension; however, would be full height, covering the arch and of brick and corrugated metal construction with three large windows to allow light to enter the arches. The extension would have some visibility from the rear gardens of adjacent properties (namely no's 48-50 Prince of Wales Road); however, it is not considered to have a detrimental visual impact and would be largely obscured by garden vegetation. It is noted that a single storey rear extension in the same location was consented under planning ref. 2016/2580/P.

A repurposed brewery tank would be located at both entrances to act as markers of the brewery beyond. Near Arch 53 at the Prince of Wales end, a metal concertinaed feature screen on concrete footings would be installed perpendicularly to the arches. The intention of the screen is to give some street presence to the brewery by enabling it to be more eye catching to passer-bys on Prince of Wales Road. The principle of these structures are acceptable; however, as they would be visible from the Inkerman Conservation Area, further details regarding their appearance shall be secured by condition.

Outside Arch 58 it is proposed to erect a tiered concrete structure for those attending brewery tours to sit and wait and be briefed. This would not be prominent from the street, nor would it obstruct any movement of vehicles or pedestrians and as such is acceptable.

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Outside Arch 58 it is proposed to erect a tiered concrete structure for those attending brewery tours to sit and wait and be briefed. This would not be prominent from the street, nor would it obstruct any movement of vehicles or pedestrians and as such is acceptable.

Other external additions include the provision of multiple planters throughout the site and two storage areas outside Arches 62 + 64. These would replace and rationalise the existing ad hoc placement of structures outside the arches and altogether make for a tidier and more rationalised appearance.

The provision of 5 short term visitor cycle parking spaces and 6 long stay staff spaces would exceed the requirements for a premises of this scale and is welcomed. It is noted that the long stay spaces are not enclosed or covered; however, given these would largely be used in association with the continued use of the B2 element of the site, the provision is considered acceptable in this instance.

Given the industrial nature of the site, there is a high chance of land contamination. Therefore, a condition is attached to ensure that any significant contamination is reported to the LPA. An asbestos survey submitted as part of the previous permission ref. 2016/2580/P has confirmed that no asbestos

containing materials were detected on site.

There would be no implications for neighbouring amenity in terms of loss of light, privacy or outlook given the limited scale of external works and sufficient distance from residential windows. The introduction of a bar in a residential area may typically result in noise and disturbance; however, in this instance the taproom has been in operation for several years albeit on a smaller scale. It is not expected that the expansion would result in a perceptible change. Nevertheless, a condition is attached to ensure the use of the taproom is in accordance with a submitted Operational Management Statement, that music is not played so as to be audible from outside the site and that closing times are appropriate for the context.

Mechanical plant is proposed to the rear, located within a timber slatter enclosure and positioned underneath the railway arch. An associated noise assessment has been reviewed by the Council's Environmental Health officer and found to be acceptable subject to conditions.

The rear extension would be carried out in close proximity to trees in the rear garden of no.50 Prince of Wales Road. To facilitate the works, two trees would need to be pruned back to the boundary. In addition, their calculated RPAs extend onto the site although it is likely that root growth beyond the boundary has been curbed by the existing wall and hard standing. Nevertheless, a condition will be attached to ensure works are carried out in accordance with the submitted Arboricultural report which includes tree protection measures that have been reviewed to the satisfaction of the Council's Tree officer.

- 3 No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies G1, E1, E2, A1, A3, A4, T1, D1 and D2 of the Camden Local Plan 2017 and policies D3 and GO3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 4 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 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 With regard to condition 10, the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).
- 7 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.

- 8 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.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer