

Application ref: 2019/5407/P
Contact: Jonathan McClue
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Date: 25 November 2019

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Miranda Griffith
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**100A Chalk Farm Road
Camden Town
NW1 8EH**

Proposal:

Temporary change of use from office (B1a) to a 25 bed cold weather shelter (Sui Generis) for EEA national rough sleepers until 31 March 2020

Drawing Nos: Drawing numbers: OS Plan; E6343-P Rev 8; E6406G-PR Rev A; Chalk Farm Cold Weather Shelter Management Plan dated 20/11/2019.

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

Condition(s) and Reason(s):

- 1 The partial use of the site as a 25 bed cold weather shelter (sui generis) shall cease on or before 31st March 2020, and the site shall return to its former B1 use class (office space).

Reason: The change of use is not such as the Council is prepared to approve, other than for a limited period. The permanent change of use would result in the loss of employment space, contrary to policies E1 and E2 of the Camden Local Plan (2017).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers: OS Plan; E6343-P Rev 8; E6406G-PR Rev A; Chalk Farm Cold Weather Shelter Management Plan dated 20/11/2019.

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

- 3 The management strategy of the approved temporary development shall be undertaken in accordance with the details within the Chalk Farm Cold Weather Shelter Management Plan dated 20/11/2019. The service will be staffed 24/7, with a minimum of two members of staff on site at all times. All clients will be required to book in to the shelter by 9pm each evening and there will be a no visitor's policy.

Reason: To safeguard amenities of adjacent premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The buildings at 100 and 100A Chalk Farm Road are becoming vacant, as the current occupier (One Housing Group (OHG)) is relocating offices. The proposed use is temporary whilst a permanent occupier, or more established meanwhile uses, are sought. Previous permissions have been granted for the redevelopment of the site (now expired) and it is likely that comprehensive redevelopment of the site will come forward (subject to gaining planning permission) in the future as the landowner considers their options.

The proposed Cold Weather Shelter is due to open on Monday the 2nd of December 2019 until the 31st March 2021. It would provide a 3 month accommodation and case working model for low to medium support EEA Rough Sleepers, in order for this group to become financially independent and housed; achieve settled status; identify and address any support needs acting as a barrier to moving off the street; overcome practical barriers to employment (such as obtaining ID, converting qualifications or accessing vocational training); assist into employment and longer term accommodation; and ultimately reduce the number of EEA nationals rough sleeping at the end of the suspension of the derogation. The shelter would be open 24 hours a day, with last entrance for residents at 9pm (individual arrangements for access beyond this time can be made on a case by case basis as required).

The temporary change of use would be acceptable in land use terms, as an interim use while a permanent tenant or redevelopment of the site is considered. The public benefits of the temporary use are recognised.

The proposed use has the potential to cause anti-social behaviour (ASB) issues and harm to residential amenities generally through noise and general disturbance. Comments have been received by a Design Out Crime Officer from the Met Police. A number of suggestions have been made including

having a robust management strategy and a no drink and drugs policy. The applicant has responded to all the points raised. Referrals for residents will be assessed as to their suitability as per a strict client criteria, and risk management; there will be double staff cover on at all times, as well as using volunteers to assist; there will be management on call as a backup at all times, and the manager who is set to take up the role is extremely experienced in managing cold weather shelters of this type. Measures will be put into place to ensure that the shelter does not allow for 'non-residents' to access the building without permission. This will be done by tightly controlling access - all doors of the building will be locked, with one access point at the front of the building via a reception point, which will be staffed. There will also be a 'curfew' time for last entrance to the building to ensure this takes place (9pm), which will also avoid the time that people leave The Roundhouse, which is next to the premises. A separate room will be made available for storage of residents goods, and precautions put into place to ensure any opportunity for theft of belongings is minimised. There will be a strict no drink or drugs policy on site, and a robust strategy will be in place for anyone breaking the rules. Staff will make contact with the Local Police Team in Camden Town and Primrose Hill, so that they are made aware of any issues or any residents who have been barred. A management plan has been submitted and is secured via planning condition.

No objections were received in response to the public consultation. A comment was made around concerns of potential crime and drug use. It is not considered that these concerns would materialise due to the management plan, referral and no drugs and alcohol policy. The site's planning history was taken into account when determining this application.


- 2 As such, the proposed development is in general accordance with policies H8, C1, C5, C6, E1, E2, A1, A4 of the Local Plan (2017), The London Plan 2016, and NPPF 2019.
- 3 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).
- 4 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.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer