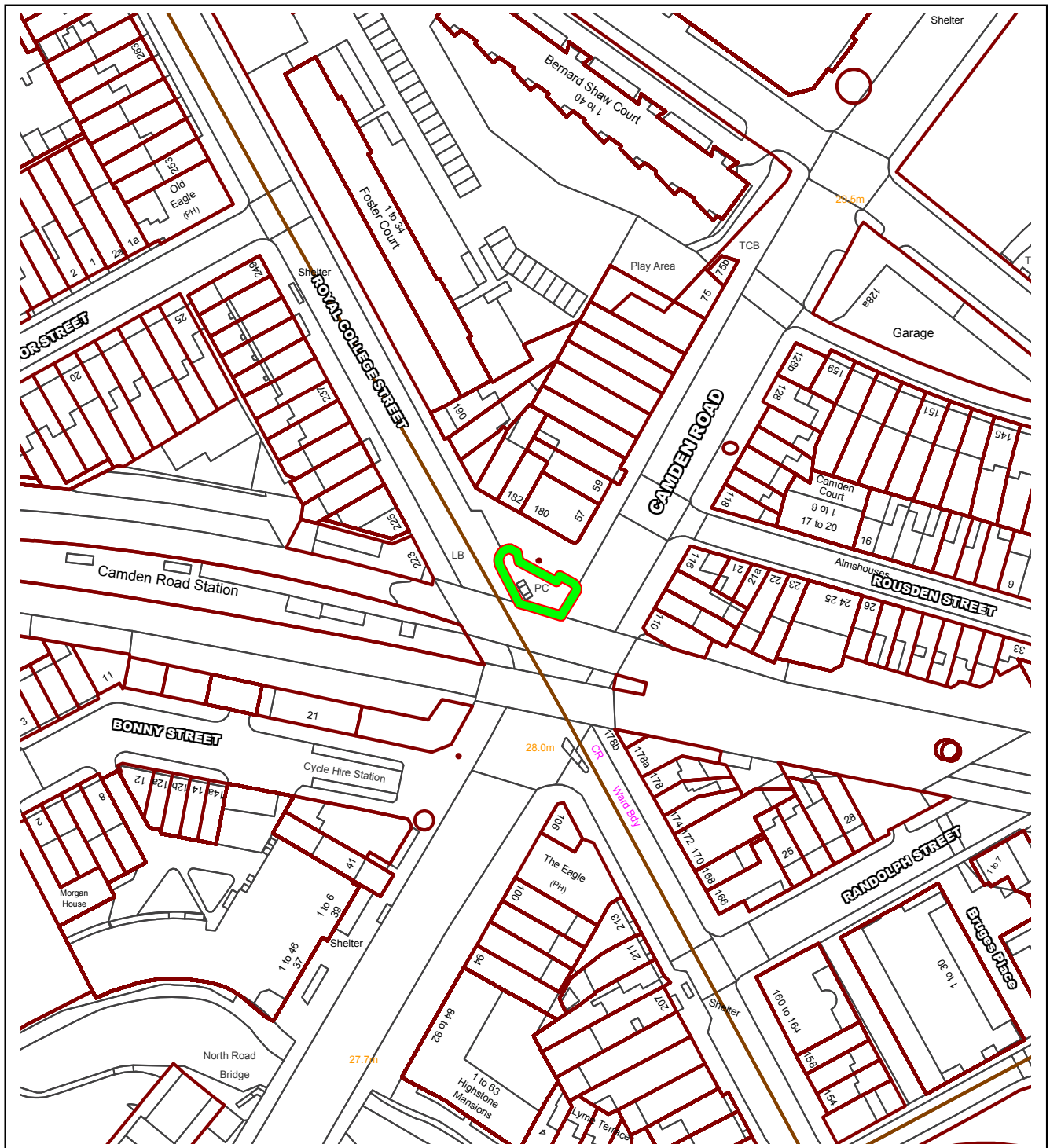


## Former Public Conveniences, Junction of Camden Road and Royal College Street



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1. Entrance to former WC prior to conversion #1 (2018)

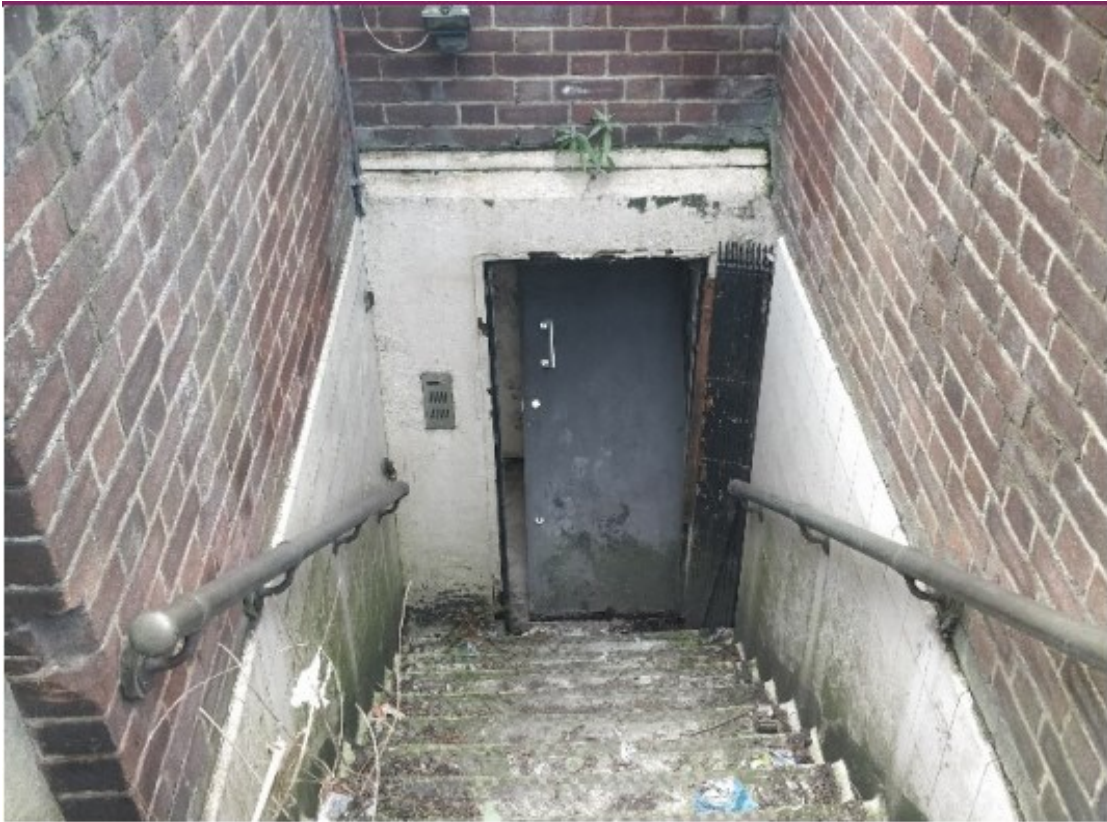


2. Entrance to former WC prior to conversion #2 (2018)





3. Stairwell down to former WC (prior to conversion) (2018)



4. Entrance to bar following conversion (with light box signage) (Summer 2019)



5. Hand painted signage and light box with individual lettering (Summer 2019)



|  |                            |   |                                     |                           |            |
|--|----------------------------|---|-------------------------------------|---------------------------|------------|
| <b>Delegated Report</b><br>(Member's Briefing)   |                            | Analysis sheet  |                                     | Expiry Date:              | 13/04/2018 |
|  |                            | N/A   |                                     | Consultation Expiry Date: | 15/03/2018 |
| <b>Officer</b>   |                            |   | <b>Application Numbers</b>          |                           |            |
| John Diver   |                            |   | i) 2018/0755/P<br>ii) 2018/1265/A   |                           |            |
| <b>Application Address</b>   |                            |   | <b>Drawing Numbers</b>              |                           |            |
| Former WC at junction with Camden Road and<br>Royal College Street<br>London<br>NW1 9NL  |                            |   | See Decision Notices                |                           |            |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>   | <b>Authorised Officer Signature</b> |                           |            |
|  |                            |   |                                     |                           |            |
| <b>Proposal(s)</b>   |                            |   |                                     |                           |            |
| i) Change of use of vacant underground public lavatories (sui generis) to drinking establishment (Use A4) (retrospective)<br><br>ii) Installation of 1x internally illuminated light box (with changeable letters) to entrance of underground unit (retrospective) |                            |   |                                     |                           |            |
| <b>Recommendation:</b>   |                            | i) Grant conditional permission with warning of enforcement action to be taken<br>ii) Grant conditional advertisement consent |                                     |                           |            |
| <b>Application Types:</b>  |                            | i) Full Planning Permission<br>ii) Advertisement Consent  |                                     |                           |            |

|                                    |   |                  |    |                   |    |
|------------------------------------|---|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice  |                  |    |                   |    |
| Informatives:                      |   |                  |    |                   |    |
| Consultations                      |   |                  |    |                   |    |
| Adjoining Occupiers:               |   | No. of responses | 08 | No. of objections | 05 |
| Summary of consultation responses: | A total of four site notices were displayed near to the site from 21/02/2018 (expiring on 14/03/2018) and a public notice was displayed in the local press (Ham & High) from 21/02/2018 (expiring 15/03/2018).  |                  |    |                   |    |
|                                    | <p>To date, four objections have been received from the owner/occupiers of the following properties :</p> <ul style="list-style-type: none"><li>• 54 Camden Square</li><li>• Flat 2, 57 Camden Road (x2)</li><li>• Flat 4, 160-164 Royal College Street</li><li>• Flat 2, Camden Court, 17 Rousden Street</li></ul> <p>The comments raised are summarised below:</p> <ol style="list-style-type: none"><li>1. There are several drinking establishments already in the vicinity;</li><li>2. Increase in noise and disturbance from general activity and patronage;</li><li>3. Noise disturbance from music within the proposed bar;</li><li>4. Concerns of anti-social behaviour as a result of the proposal</li><li>5. Waste and recycling</li></ol> <p>Officer's Comments</p> <ol style="list-style-type: none"><li>1. Due to its minimal size (42sqm) and subterranean location, it is not considered the proposal would adversely impact to the accumulation of drinking establishments in the area</li><li>2-4. Please refer to section 5 of the main report</li><li>5. Please refer to section 7 of the main report</li></ol> <p>To date, three comments of support have been received. They have been received from the owner/occupiers at:</p> <ul style="list-style-type: none"><li>• 127 Camden Road</li><li>• 73 Anson Road</li><li>• 118 Camden Road</li></ul> <p>The comments raised are summarised below:</p> <ol style="list-style-type: none"><li>1. Cocktail bar is welcomed in the area</li><li>2. Proposal makes good use of unused space</li><li>3. Emergence of bars as many night time venues are closing</li></ol> |                  |    |                   |    |

|                              |   |
|------------------------------|---|
| <p><b>CAAC comments:</b></p> | <p>The Camden Broadway CAAC were formally consulted. They responded commenting on the proposal. The comments raised are summarised below:</p> <ol style="list-style-type: none"> <li><i>1. Any adaption preserves the possibility of the reinstatement of the public toilets;</i></li> <li><i>2. Measures to ensure the proposed bar does not continue longer than the surrounding bars and of supervision by staff/security.</i></li> </ol> <p><i>Officer's Comments</i></p> <ol style="list-style-type: none"> <li><i>1. Please refer to paragraph 3.2. – 3.7</i></li> <li><i>2. Please refer to section 5</i></li> </ol> |
|------------------------------|---|



## Site Description

The application site is a former subterranean public lavatory located on the north-eastern corner of the junction of Camden Road and Royal College Street with an entrance structure and pavement lights at ground floor level. Access to the lavatories is from the north of the site.

The surrounding area comprises a range of uses including retail (A1), café and restaurants (A3), drinking establishments (A4) and take away (A5) as well as residential uses (C3) on the upper floors of the adjoining buildings along Royal College Street and Camden Road.

The public lavatory is located underneath a railway bridge with Camden Road Overground Station located approximately 25m to the west of the site. The site is located by a busy junction with Camden Road a major thoroughfare through north London. Royal College Street also has designated cycle lanes in which the public lavatory is located immediately adjacent.

The site is located within the Camden Broadway Conservation Area and is within the Royal College Street- Camden Road Neighbourhood Centre. It is not described as a structure which makes a positive contribution, nor is it a listed building. The public toilets were last used in the 1990s.

## Relevant History

### Application site

**2018/1161/P & 2018/1268/A** – Planning permission and advertisement consent was sought for the installation of a corten metal canopy and entrance with LED advertisement screen and lightbox. At the time of writing, the applications remain ongoing.

**2018/1162/P** – Planning permission was granted on the 20/06/2018 for the ‘Erection of glass canopy above existing entrance to vacant public underground lavatories, including tiling of existing brick walls (in association with application ref: 2018/0755/P)’

### Previous application of relevance:

#### **Public Conveniences, Junction of Fortess Road and Highgate Road, London**

**2014/1289/P-** Change of use of public conveniences (sui generis) to bar (Class A4) at lower ground floor level including installation of 2 x air-conditioning units at ground floor level

**Granted subject to S106 legal agreement- 06 February 2015**

## Relevant policies

### **National Planning Policy Framework, 2019**

### **The London Plan 2016**

### **New London Plan (Intend to Publish Version) Dec 2019**

### **Camden Local Plan 2017**

E1 Economic growth

A1 Managing the impact of development

A4 Noise and vibration

C5 Safety and security

D1 Design

D2 Heritage

D4 Adverts

CC5 Waste



TC2 Camden's centres and other shopping areas  
TC4 Town centres uses  
T1 Prioritising walking, cycling and public transport

### **Camden Supplementary Planning Guidance**

Town centres and retail CPG - March 2018

Design CPG - March 2019

### **Camden Broadway Conservation Area Appraisal and Management Strategy 2009**

### **The Camden Statement of Licensing Policy 2011**

## **Assessment**

### **1. Background**

1.1 It should be noted that this the application for planning permission was previously reviewed at a Member's Briefing Panel meeting in April 2019, where a resolution to grant permission was made subject to the completion of a s106 legal agreement. This legal agreement was recommended in order to secure an Operational Management Plan for to help ensure that the operation of the bar would not result in issues of disturbance or anti-social behaviour. Since this point a draft agreement was issued for completion, but was never signed or returned. The applicants claim that complexities surrounding the ownership of the site has lead to these delays, however, there has been little in the way of progress.

1.2 The application has remained ongoing since this point; however, in the Summer of 2019 the tenants moved into the unit and began their operation. This included the installation of signs to advertise the new business. This occurred without express permission/consent and so this is now sought retrospectively. Having sought further legal advice, it was advised that the mitigation measures sought could be reasonably secured by means of a condition and that this would remain fully enforceable. Whilst the Council's preference option for securing OMP's remains via legal agreement, in this instance conditions would suffice to fully mitigate the potential harm given the size of the unit and so the recommendations have been amended accordingly. Other than the method to secure this mitigation and discussion relating to advertisements, the development otherwise remain the same as that previously reviewed by Members.

### **2. Proposal**

2.1 Planning Permission is sought for the change of use of the subterranean public toilet (Use Class sui generis) to a bar (Use Class A4). The proposal would result in a loss of 42sqm of sui generis space and a subsequent gain of 42sqm of A4 space. The existing sui generis space has not been in use since the 1990s. The change of use occurred during the summer of 2019 and so permission is now sought retrospectively.

2.2 As well as the change in land use, advertisements for the new bar have been displayed on site. Consent is also sought for these displayed adverts retrospectively. These would include an internally illuminated light box sign with individual black letters on an LED backlit box (approx.0.75m in height and 1m in length) as well as a hand painted sign with the bar's name ('Ladies and Gents Cocktail Bar') to the side wall (individual letters approx.0.3m in height). See photograph 4 and 5.

2.3 The main issues for consideration are:

- Land Use (i);
- Visual impact (i & ii);
- Impact on Neighbour Amenity (i); and
- Transport (i)

### **3. Land Use**

- 3.1 Policy TC2 of the Camden Local Plan seeks to make sure that development does not harm the function, character or success of neighbourhood centres. Furthermore, CPG5 (p.69) suggests that small food and drink uses (generally less than 100sqm) are considered suitable providing that it does not harm the surrounding area.
- 3.2 Paragraph 4.42 of the Camden Local Plan details how the need for public toilets are more prevalent for certain groups such as the elderly, disabled, children and those suffer from bladder or bowel conditions. The Council is encouraging local businesses to allow the public to use their facilities while the nearest public conveniences which are currently in operation are at the junction of Camden High Street and Kentish Town Road by Camden Town Underground Station, which is located approximately 480m away.
- 3.3 The public conveniences were last in use in the 1990s and have not been in operation since. Public conveniences across the borough have been closed due to the high maintenance costs and problems with anti-social behaviour and vandalism. There is no suggestion that the WC might be reopened in the foreseeable future given the current lack in funding available.
- 3.4 The site is located within the Royal College Street- Camden Road Neighbourhood Centre. There are a number of different uses within the Royal College Street- Camden Road Neighbourhood Centre including retail, restaurant and café, take away, drinking establishments and residential uses on the upper floors of the adjacent buildings on the junction of Camden Road and Royal College Street. The nearest food and drinking establishments are Rollo's 20m to the west of the site (next to Camden Road Overground Station) and the Draft House located 25m southwest from the site.
- 3.5 The proposed bar is located at basement level with the entrance at ground floor level. As the site is located at basement level and is off a small scale suitable for a drinking establishment within a neighbourhood centre, it is considered that the change of use would not have an acceptable impact upon the land use of the site and the immediate vicinity.
- 3.6 The proposed use would bring a disused site back into use which has been vacant for at least 20 years. The area has an existing small night time cluster of drinking establishments, with relatively few noise complaints. The proposed use is considered to be acceptable in this location as it is small in scale and subsequently small in patronage in comparison to the nearby drinking establishments. However, it would contribute to the existing function, vitality and viability of the local area.
- 3.7 As the site is subterranean, in sui generis use and does not provide any retail function, the principle of the loss of the public lavatories is considered acceptable. Given the small scale of the proposed A4 use it is considered it would not harm the character of the surrounding area.

### **4. Design and Conservation**

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the

application: development should consider the character, setting, context and the form and scale of neighbouring building, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. Policy D4 (Adverts) states that the Council will require advertisements to preserve or enhance the character of their setting and host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.

### *Change of use*

- 4.2 As the proposed works are for a change of use at basement level and no external alterations are proposed, it is not considered there will be any impact upon the design and appearance of the host structure of the Camden Broadway Conservation Area. The development has meant that a previously vacant area of public realm has been brought back into use and so some visual improvements have occurred, such as litter clearance and repainting. This has improved the streetscene in the immediate vicinity.

### *Adverts*

- 4.3 As well as the change of use, consent for the adverts displayed on site is also sought retrospectively. The internally illuminated light box sitting above the entrance to the bar remains of an appropriate size and, as a result of its simple font and low level of luminance, is considered to remain acceptable within the context of the neighbourhood centre. Although the signage is not located somewhat independently of other commercial units or signs, the light box does not result in any harmful impact to visual amenity. Similarly, the hand painted signage to the Eastern wall remain in keeping with the iconic signage/street art to the train bridge above the unit and more generally to the character of the surrounding neighbourhood centre.
- 4.4 Overall, the adverts displayed on sight are considered to remain acceptable and to remain in accordance with the requirements of policy D4. In order to ensure that the light box remains acceptable from the perspective of public safety, a condition is recommended that the illumination shall remain static and white in colour.
- 4.5 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.

## **5. Neighbouring Amenity**

- 5.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. Furthermore, policy A4 seeks to ensure that noise is controlled and managed and that planning permission will not be granted where development is likely to generate noise pollution.
- 5.2 The closest residential accommodation is located to the northeast of the site approximately 14m away from the site on the upper floors of Nos. 180-184 Royal College Street. An acoustic report in relation to everyday noise as a result of the proposal was submitted. As the site is relatively subterranean, relatively small in scale and no live amplified music is proposed, it is unlikely that noise generated from the premises itself would have an impact on the nearest residential occupiers. In addition, to ensure that any noise generated from the premises is kept to a minimum, a condition would be attached restricting that music should not be audible within any adjoining premises or the adjoining highways.

- 5.3 No mechanical plant is to be proposed and therefore there would be no effects on neighbouring amenity in respect to noise produced by machinery. No primary cooking would also take place within the site and therefore are no concerns in respect to odours to neighbouring occupiers.
- 5.4 Other concerns in respect to amenity in association with the proposed drinking establishment relate to the noise and disturbance by patrons of the bar either smoking outside the front of the premises or when they enter and leave the premises. It is considered that due to the scale and number of patrons at any given time, generally there would not be an adverse impact to neighbouring occupiers. However, in order to address this, the applicant has agreed to submit an Operational Management Plan (OMP), which will be secured by a time-restricted condition. As the condition will seek for confirmation of a number of management measures, the details approved would thereafter remain enforceable and act to appropriately mitigate against disturbances. Whereas such mitigation might usually be sought as part of a section 106 legal agreement for such development, in this instance the bar is of a small enough scale that a condition would suffice to fully mitigate the harm. As permission is sought retrospectively, the condition will require the submission of such a plan within 3 months of the decision.
- 5.5 It is considered necessary to restrict the opening hours for the proposed A4 use to mitigate anti-social behaviour in the vicinity. The Camden Statement of Licensing Policy 2011 recommends 10:00-23:00 hours (Mon-Thu); 10:00-00:00 (Fri-Sat) and 11:00-22:30 (Sun) for premises which sell or supply alcohol for consumption on the premises. However, the Town Centres CPG notes that whilst ambient noise levels generally reduce around midnight, in more commercial areas that have significant amounts of food, drink and entertainment uses, limited residential development and are well served by public transport during the late evening/night, later closing times (beyond midnight) may be applied.
- 5.6 The applicant has requested for the premises to operate between 10:00-00:00 Monday to Thursdays, 10:00-02:00 on Fridays and Saturdays and 10:00-00:00 on Sundays. These times are inclusive of a 30 minute 'winding down time' and therefore the sale of alcohol would cease 30 minutes before these times. It is noted that, according to the bar's website, the bar has operated between 17:00 – 00:00 to date without issue.
- 5.7 Although the bar is of limited size, it is still considered necessary to restrict the opening times of the bar further than the hours sought by the applicant in order to ensure that the bar does not impact upon the amenity of neighbouring occupiers during the night time period. It is considered necessary to restrict hours to the following times: 10:00- 23:30 Monday to Thursdays, 10:00- 00:30 Fridays and Saturdays and 11:00- 23:00 on Sundays and Bank Holidays. These times will also be inclusive of the 30 minute 'wind down' time. These opening times are reflective of the neighbouring drinking establishments and to ensure that opening times are not further encroached into the night time period. These opening times will further be attached as a condition upon approval.
- 5.8 Through applying appropriate planning conditions, it is considered that the potential impact on the amenity of neighbours can be reduced and managed in accordance with policies A1, A4, TC2 and TC4 of the Camden Local Plan.

The use hereby permitted shall not be carried out outside the following times- 10:00 - 23:30 Mondays to Thursdays, 10:00 - 00:30 Fridays and Saturdays and 11:00 - 23:30 Sundays and Bank Holidays.

## **6. Transport**

- 6.1 The site has a Public Transport Accessibility Level (PTAL) rating of 6A (Excellent) and is easily accessible by public transport with the site being immediately adjacent to Camden Road Overground Station and approximately 400m from Camden Town Underground Station and a number of bus routes serve the site. As the proposal is increasing a small amount of A4 space, it



is not considered this will cause harmful implications upon parking or the highway network.

6.2 Camden's cycle parking standards require cycle parking for new A4 uses at a ratio of 1 cycle space per 250sqm from a threshold of 500sqm. The proposed floorspace of the bar would be 42sqm and therefore no cycle parking would be required as part of the proposal.

6.3 The proposal would require new servicing, collection and delivery provisions. Delivery and servicing vehicles will access the site using loading bays nearby the site along Royal College Street (outside No. 233 Royal College Street). The loading bay(s) are designated for deliveries and for waste and recycling and is therefore common for vehicles to stop at this location. Deliveries that are made to the proposed bar would be unloaded at the bays and then trolled or carried south to the site and taken down the steps into the basement level.

6.4 As there would not be a large amount of material transported in relation to the change of use of the subterranean public conveniences, it is not considered a construction management plan (CMP) would be required in this instance.

## **7. Waste and Recycling**

7.1 Waste and recycling will be kept within the bar and these bins are to be collected three times a day. Waste will be deposited on the road in line with the Council's suggested area and times. Further discussion between the Council and the proposed operator will occur once the change of use is confirmed. A condition will be attached upon approval to secure a waste management plan

## **8. Recommendations:**

8.1 (i) Grant conditional planning permission with warning of enforcement action to be taken

8.2 (ii) Grant conditional advertisement consent

## **9. Enforcement**

9.1 The recommendations for the planning permission are subject to conditions that require action within a given time period (3 months). Should, after a period of 3 months, operational management and waste management plans not have been submitted for formal approval, the Borough solicitor will be instructed to serve notice of a breach of planning.

Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Application Ref: **2018/1265/A**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

6 January 2020

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Advertisement Consent Granted**

Address:

**Former WC at Junction With Camden Road and Royal College Street  
London  
NW1 9NL**

**DECISION**

Proposal: Installation of 1x internally illuminated light box (with changeable letters) and 1x hand painted sign to entrance of underground unit (retrospective)

Drawing Nos: 17/3939 (OS Extract); 01; 02.

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

#### Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to

Executive Director Supporting Communities



- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 6 The illuminated signage shall not be illuminated with flashing elements at any time and shall be lit with white light only.

Reason: To ensure that the advertisement does not have an adverse impact on neighbouring amenity nor be harmful to either pedestrians or vehicular safety in accordance policies A1 and D4 of the Camden Local Plan 2017

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

Application ref: 2018/0755/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 6 January 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted and Warning of Enforcement Action

Address:

**Former WC at junction of Camden Road and Royal College Street  
London  
NW1 9NL**

Proposal: Change of use of vacant underground public lavatories (Sui Generis) to drinking establishment (Class A4) (retrospective)

Drawing Nos: 17/3939 (OS Extract); 01; 02; Noise Impact Assessment by RBA Acoustics dated 21 March 2018; Planning Statement by Planning Potential dated 08 February 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 permitted shall be carried out in accordance with the following approved plans: 17/3939 (OS Extract); 01; 02; Noise Impact Assessment by RBA Acoustics dated 21 March 2018; Planning Statement by Planning Potential dated 08 February 2018.

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

- 2 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 the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1 and TC2 of the London Borough of Camden Local Plan 2017.

- 3 The use hereby permitted shall not be carried out outside the following times- 10:00 - 23:30 Mondays to Thursdays, 10:00 - 00:30 Fridays and Saturdays and 11:00 - 23:00 Sundays and Bank Holidays

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1 and TC2 of the London Borough of Camden Local Plan 2017.

- 4 Within 3 months of the date of this decision, details of a waste management plan shall have been submitted to the local authority for written approval. Details shall include the location and method of waste storage and removal including recycled materials. The use shall thereafter be carried out in strict accordance with the details thereby agreed.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with policies A1, A4, TC2 and CC5 of the London Borough of Camden Local Plan 2017.

- 5 Within 3 months of the date of this decision, an Operational Management plan shall have been submitted to the local authority for written approval. Details shall include the methodology for controlling patron ingress/egress from the premise and smoking area to avoid harmful congregation or noise as well as details of door staff responsibilities. The use shall thereafter be carried out in strict accordance with the details thereby agreed.

Reason: To ensure that the operation of the business does not give rise to issues of noise and disturbance or issues of anti-social behaviour that might disrupt local residents or the amenity of the local area generally, in accordance with policies A1, A4, C5, TC2 and CC5 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 ENFORCEMENT ACTION TO BE TAKEN

Please note that should the compliance period for the conditions set out above have elapsed without sufficient submissions, the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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

**DRAFT**

**DECISION**