

Addresses:	53-55 Chalton Street & 60 Churchway London NW1 1HY and 70 Churchway London NW1 1LT		1&2
Application Number(s):	i) 2016/5266/P ii) 2016/3174/P	Officer: Thomas Sild	
Ward:	St Pancras & Somers Town		
Date Received:	07/06/2016 and 26/09/2016		
53-55 Chalton Street, 60 Churchway proposal 2016/5266/P (Site 1): Erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway (following demolition of existing building); in association with application 2016/3174/P [70 Churchway] erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 4 x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class) to allow for offsetting of residential accommodation (following demolition of existing building).			
Background Papers, Supporting Documents and Drawing Numbers:			
Daylight Sunlight & Overshadowing Assessment – NRG Consulting (10 Sep 2018); Energy Statement ES/CS/201809 – BC Rev A - NRG Consulting (Sep 2018); Transport statement (Jan 2019); Flood Risk Assessment and Drainage Strategy (also 70 Churchway) (Feb 2019); Drainage Pro-forma (also 70 Churchway) (June 2019); Breeam Pre-Assessment (revised) (July 2019); Basement Impact Assessment – Michael Chester & Partners (July 2019); Air Quality Assessment (4th issue) - Rangepay Ltd (July 2019); Hotel Operation Plan August 2019; Energy Statement – Addendum (September 2019); Design and Access Statement (Rangepay Ltd) Addendum with Appendices (Sep 2019)			
010; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 106 Rev A; 110 Rev; 111 Rev A; 112 Rev A; 113 Rev A; 114 Rev A; 115 Rev A; 116 Rev A; 117 Rev A; 118 Rev A; 119 Rev A; 120 Rev A ; 200 Rev J; 201 Rev H; 202 Rev H; 203 Rev H; 204 Rev H; 206 Rev H; 210 Rev G; 211 Rev G; 212 Rev G; 213 Rev G; 214 Rev G; 215 Rev G; 216 Rev G; 217 Rev G; 218 Rev G; 219 Rev G; 220 Rev G; 221; 222			
RECOMMENDATION SUMMARY: Grant conditional planning permission 2016/5266/P subject to a Section 106 legal agreement			

70 Churchway proposal 2016/3174/P (Site 2): Erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 3 x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class) to allow for offsetting of residential accommodation to allow for offsetting of residential accommodation in connection with application 2016/5266/P [53-55 Chalton Street] for erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway (following demolition of existing building).

Background Papers, Supporting Documents and Drawing Numbers:

Basement Impact Assessment – Michael Chester & Partners (July 2019); Air Quality Assessment (4th issue) - Rangepay Ltd (July 2019); Daylight Assessment (September 2019); Design and Access Statement Addendum (October 2019)

010; 101; 102; 103; 104; 105; 106; 111; 230 Rev F; 231 Rev F; 232 Rev F; 233 Rev F; 241 Rev F; 242 Rev F; 250 Rev F

RECOMMENDATION SUMMARY: Grant conditional planning permission 2016/3174/P subject to a Section 106 legal agreement

Applicant:

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Agent:

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ANALYSIS INFORMATION

Combined Land Use Details:

	Use Class	Use Description	Floorspace (GIA sqm)
Existing	C3 Residential		302
	A1 with ancillary storage		667
	TOTAL		905
Proposed	C1 Hotel		1,484
	C3 Residential		285
	TOTAL		1769

OFFICERS' REPORT

Reason for Referral to Committee: Major development involving the construction of more than 1000 sq. metres of non-residential floorspace [clause 3(i)]

1 EXECUTIVE SUMMARY

- 1.1** The applications propose a C1 hotel development and associated residential component on an adjoining site within a highly accessible part of the borough, close to Euston, St Pancras and Kings Cross stations within the St Pancras and Somers Town ward.
- 1.2** The scheme would provide visitor accommodation at an underused site, consistent with the objectives of the Local Plan and Euston Plan.
- 1.3** The proposals would demolish both existing buildings on the sites. The existing 53-55 Chalton Street / 60 Churchway (site 1) and 70 Churchway (site 2) are not considered to be architecturally distinguished and do not contribute positively to the surroundings.
- 1.4** The development would replace the 3 existing residential units at site 1 (53-55 Chalton Street & 60 Churchway), and 1 existing unit at 70 Churchway with 3 residential units within the redeveloped 70 Churchway site.
- 1.5** The development would result in the loss of the existing vacant A1 unit with ancillary storage space at 53-55 Chalton Street. The existing retail use (a Nisa local) has been reprovided in the Neighbourhood Centre closer to Euston Road in a B1 unit. The proposals would also reinstate a high quality, active frontage to Chalton Street to contain the hotel entrance and reception, and would introduce a new active frontage on Churchway containing the ancillary bar/restaurant uses. The development would reinforce the site's usefulness to bring activity and footfall to support the Neighbourhood Centre.
- 1.6** This is a sensitively designed scheme which has responded positively to Council advice and previous planning history. The proposed buildings respect the scale of neighbouring buildings and would make a positive contribution to the surrounding townscape.
- 1.7** The proposed development would provide employment opportunities with specified local training requirements and a Payment in Lieu towards housing provision within the borough.
- 1.8** The two applications are presented together given the hotel scheme (2016/5266/P) would result in the loss of residential use to be reprovided at 70 Churchway (2016/3174/P). Each permission would be subject to its own planning conditions and Section 106 legal agreement, however implementation of the residential scheme would be linked by S106 planning obligation to the hotel scheme.

2 SITE

- 2.1** The two sites are adjoining, running between Chalton Street to the east and Churchway to the north and west.

Site 1 - 53-55 Chalton Street and 60 Churchway

- 2.2** The main site 53-55 Chalton Street and 60 Churchway contains a built up block with 3-storey element fronting east onto Chalton Street and 2-storey element facing west onto Churchway with single storey above ground structure connecting the two frontages and existing basement level under a high proportion of the footprint.
- 2.3** The Chalton Street side sits within a designated retail frontage within the Chalton Street Neighbourhood Centre.
- 2.4** The ground floor of the main site current consists of 332sqm of A1 use with ancillary storage and office areas, with the basement level providing a further 297sqm of ancillary A1 storage and office space.
- 2.5** 53-55 was occupied by a Nisa convenience store until 2017, when the owners moved this business to nos. 7-11, a site also in their ownership.
- 2.6** The first and second floors of 53-55 Chalton Street are currently in use as 2 x 3 bed residential units, with the first floor of 60 Churchway occupied by a 2 bedroom residential unit.

Site 2 – 70 Churchway

- 2.7** This site contains a two storey building, with residential at first floor and unoccupied space at ground floor level, historically holding a B2 industrial use for fish processing.



Figure 1 – 53-55 Chalton St & 60 Churchway (Site 1) in red

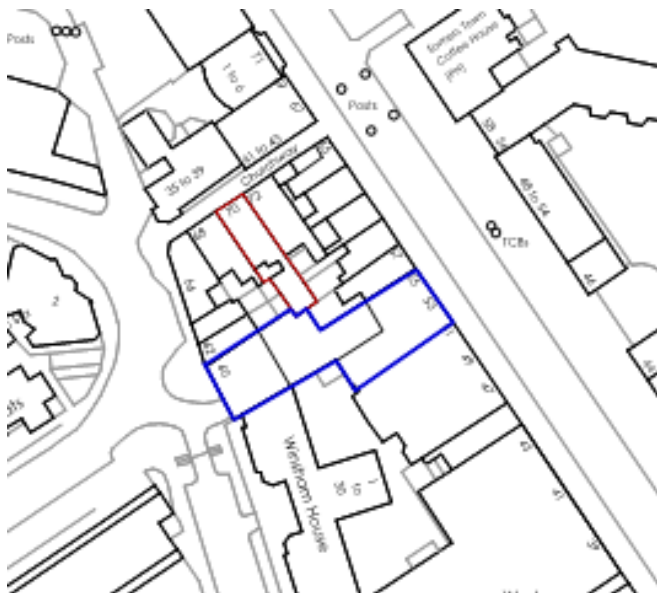


Figure 2 – 70 Churchway (Site 2) in red

Further site information

- 2.8** Surrounding use of adjacent buildings is predominantly residential across upper floors with commercial uses at ground floor levels. 70 Churchway adjoins the D1 use Somers Town Islamic and Cultural Centre at no. 68.
- 2.9** Both sites sit within the Euston Plan Area, which has adopted policy as of January 2015. The sites are also within the Somerstown Neighbourhood Plan area which does not have adopted plan status at present. 53-55 Chalton Street forms part of a designated retail frontage within the Chalton Street neighbourhood centre.

- 2.10** The sites are also with the Crossrail 2 safeguarding area, with the potential route of a tunnel passing underneath. The safeguarding requires consultation with Transport for London (TFL).
- 2.11** The sites have a Public Transport Accessibility Level (PTAL) rating of 6b, which is the highest PTAL level, demonstrating the site had excellent access to public transport. The site is located close to Euston, St Pancras and Kings Cross stations.



Figure 3 – Hotel site viewed from the west

3 THE PROPOSAL

3.1 2016/5266/P Site 1 53-55 Chalton Street & 60 Churchway

3.2 The proposed development on site 1 would comprise a 46 bedroom 1,484sqm C1 hotel with ancillary bar/restaurant at ground floor level. The proposal involves the demolition of the existing part 3-storey part single storey with basement structure which runs across the block between the two streets.

3.3 The proposed hotel building would infill both the Chalton Street and Churchway elevations. The structure would rise to 4-storeys above ground to both front and rear sides, with a 2-storey above ground infill between the frontages and basement level across the site. The hotel's entrance and reception would sit on the Chalton Street frontage, with a new active frontage to the hotel bar and restaurant on Churchway along with a small, regulated outdoor seating area.

3.4 2016/3174/P Site 2 - 70 Churchway

3.5 The redeveloped 70 Churchway site adjoins site 1 to the north and following demolition of the existing building would form a 285qm 4-storey residential

block including basement level. The residential use is proposed to replace the existing residential flats that would be demolished on the upper floors of site 1, above. There would be a net loss of 17sqm of residential floorspace with the re-provision at 70 Churchway but it would accommodate 1 x 2 bedroom unit and 2 x 1 bedroom units.

Revisions during the application

- 3.6** Since the original submission in 2016, significant amendments and redesign of the proposals has taken place:
- Reduction in height, massing and change in design style of the hotel frontages
 - Number of hotel rooms reduced from 56 to 46 as a result of the reduced building size
 - Redesign of 70 Churchway residential unit layout to provide better quality of accommodation

4 RELEVANT HISTORY

55 Chalton Street & 60 Churchway

- 4.1** February 2016: 2015/5015/P refused permission for demolition of existing building (C3 and A1 Use Class) and redevelopment comprising 5-storey, 56 room hotel (C1 Use Class) fronting Chalton Street and Churchway.
- 4.2** 2015/5015/P was refused on design grounds for its excessive scale and bulk, impact on the streetscene of Chalton Street, and impact on the adjoining locally listed building. The current proposal has responded to this by a reduced height, to match that of the prevailing frontage buildings and would no longer compete with the prominence of locally listed no. 57.
- 4.3** March 2016: 2016/0536/P granted a certificate lawfulness for a proposed change of use from Retail (Use Class A1) to Financial & Professional Services (Use Class A2). Use of the space as A2 has not understood to have commenced.

4.4 70 Churchway

March 2001: PSX0005341 granted conditional planning permission for the change of use of the ground and first floor from a fish factory (Class B2) to a Bengali Community Centre on the ground floor and a self-contained flat on the upper floor. This permission was not implemented

October 2003: planning permission (Ref; PSX0205101) was refused for “the demolition of the existing residential and industrial (former fish processing

works) floorspace and the redevelopment of the site by the erection of part 3 storeys (front) and part 2 storeys (rear) building to provide 4x1 bed self-contained dwelling units.” The reasons for refusal were on grounds of loss of amenity, poor residential standards, unacceptable mix of dwelling units and design.

February 2016: 2015/5041/P was refused for the demolition of existing building and erection of 4 storey building plus basement, comprising 4x Residential units (3x2 bed & 1x1bed unit) (C3 Use Class).

This proposal was refused on the grounds of its height and detailed design being incongruous and overly dominant on Churchway, unacceptable provision for cycling and overlooking from rear balconies. Officers consider this current proposal has resolved these reasons for refusal.

7-11 Chalton Street – site under the applicant’s ownership

4.5 14 December 2017 - 2017/3102/P granted permission for 272sqm change of use from Bakery (Use Class B1C) to Shop (Use Class A1) and alterations to shopfront including installation of sliding doors and metal roller shutter (retrospective).

4.6 The reasons for granting noted that the change to retail use should be encouraged. This is due to the site being located in a Neighbourhood Centre in the Central London Area where the Council is seeking minimum 50% shops in a frontage. This is the site that reprovides the NISA convenience store that was previously located in application site 1.

5 CONSULTATION SUMMARY

Site 1

5.1 The first consultation took place between 20/10/2016 - 20/11/2016 and the second consultation, following design changes, from 24/10/2018 – 18/11/2018. Site notices were displayed around the site and a press notice was published in the Camden New Journal. . No Consultation responses were received from neighbouring residents or residents groups.

Site 2

5.2 The first consultation took place from 18/10/2016 until 08/11/2016 and the second statutory consultation following design changes ran from 24/10/2018 until 18/11/2018. Site notices were displayed around the site and a press notice was published in the Camden New Journal. No Consultation responses were received from neighbouring residents or residents groups.

STATUTORY

5.3 Metropolitan Police

- Comments around the potential for hotels to enable child sexual exploitation. Certain rooms may be vulnerable given distance from reception and door access

Officer's response

- A draft Hotel Management Plan has been submitted indicating the premises would be monitored at all times by CCTV and access to hotel uses from the rear would be with a secure key fob. Further details to address these concerns would be required in the final Hotel Management Plan to be secured by s106 legal agreement.

5.4 Thames Water

- No objection subject to conditions and informatives regarding connections into the existing water network, piling and SUDs

Officer's response:

- The points above will be secured via condition and informatives will be included to advise the applicant of who to contact in Thames Water to discuss.

5.5 Transport for London

- No objection

6 POLICIES & Guidance

National Planning Policy Framework 2019

NPPG

The London Plan 2016

Mayor's Supplementary Planning Guidance

Camden Local Plan (2017)

G1 Delivery and location of growth
H1 Maximising housing supply
H2 Maximising the supply of self-contained housing from mixed-use schemes
H4 Maximising the supply of affordable housing
H6 Housing choice and mix
H7 Large and small homes
C1 Health and Wellbeing
C5 Safety and security
C6 Access for all
E1 Economic Development
E2 Employment premises and sites
E3 Tourism
A1 Managing the impact of development
A2 Open space
A3 Biodiversity
A4 Noise and Vibration
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
CC4 Air quality
CC5 Waste
T1 Prioritising walking, cycling and car-free development
T2 Parking and car-free development
T3 Transport infrastructure
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

Supplementary Planning Policies

Camden Planning Guidance (2019)

CPG Design
CPG Interim Housing
CPG 2 Housing (May 2006 Updated March 2019)
CPG Energy efficiency and adaptation
CPG Transport
CPG Developer Contributions

Camden Planning Guidance (2018)

CPG Amenity
CPG Employment sites and business premises

ASSESSMENT

The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land use principles <ul style="list-style-type: none">- Principle of development- Loss of A1- Hotel Use- Loss of B1- Residential Use
8	Unit size and mix of the proposed housing <ul style="list-style-type: none">- Policy review- Mix of unit sizes- Design and layout
9	Amenity of proposed housing <ul style="list-style-type: none">- Policy review- Daylight and sunlight- Aspect and Privacy- External amenity space
10	Design and heritage impact <ul style="list-style-type: none">- Statutory framework- Policy review- Designations- Assessment- Demolition- Impact on wider townscape- Conclusion
11	Impact on neighbouring amenity <ul style="list-style-type: none">- Policy review- Daylight and sunlight- Outlook- Overlooking- Noise and disturbance
12	Air quality
13	Sustainable design and construction <ul style="list-style-type: none">- Policy review- The site and the proposal- Energy- Sustainability
14	Flood risk and drainage

15	Accessibility <ul style="list-style-type: none"> - Residential Units - Hotel Use - Conclusion
16	Transport <ul style="list-style-type: none"> - Policy review - The site - Trip generation - Travel planning - Cycle parking - Construction management - Deliveries and servicing - Highway works - Conclusion
17	Safety and security
18	Land Contamination
19	Refuse and recycling
20	Employment and training opportunities
21	Planning obligations
22	Mayor of London's Crossrail CIL
23	Camden CIL
24	Conclusion
25	Recommendation
26	Conditions
27	Informatives

7 Land use principles

7.1 The principal land use considerations are as follows;

- Principle of development
- Loss of B2 use
- Loss of A1 retail
- Residential Use
- Hotel Use

Principle of development

- 7.2** Policy G1 notes the Council will create the conditions for growth to deliver homes, jobs, infrastructure and facilities to meet Camden's identified needs and harness the benefits for those who live and work in the borough. The Council seeks to deliver growth through securing high quality development and promoting the most efficient use of land and buildings. In addition the policy notes that the Council will expect the provision of a mix of uses where appropriate, in particular in the most accessible parts of the borough.
- 7.3** The application site is formed of two parts, 53-55 Chalton Street and 60 Churchway which forms a structural unit running east to west between the two streets and contains A1 use at ground floor and three C3 residential units at 1st and 2nd floor levels. The linked site, 70 Churchway adjoins to the north and fronts the pedestrianised passageway which runs between the two streets. This building contains vacant B2 Use space, formerly a fish processing factory with a single residential unit at first floor.
- 7.4** Local Plan Policy E3 states that the Council recognises the importance of the visitor economy in Camden and will support tourism development and visitor accommodation. The Council will expect new, large-scale tourism development and visitor accommodation to be located in Central London, particularly the growth areas of King's Cross, Euston, Tottenham Court Road and Holborn;
- 7.5** The sites are located just outside the boundary of the defined Central London Area; however, it is in a highly accessible location within 300m of the existing entrance to Euston station, 500m of St Pancras Station and 600m of Kings Cross station.
- 7.6** Future redevelopment of Euston station envisages new east-west routes across the station connecting to Doric Way and Churchway that would put the sites within 150m of the new station hub.
- 7.7** The Euston Area Plan highlights Chalton Street as being a location which should build on opportunities created by change, growth and development in the area.
- 7.8** In light of this and acknowledging that the proposal is technically outside the Central London Area, it is nonetheless a suitable site for a hotel use of this scale. The development will therefore be required to be consistent with the area priorities and principles as set out in the supporting text of Policy G1.

Site 1 – Loss of A1 use

- 7.9** Local Plan Policy TC2 'Camden's centres and other shopping areas' seeks to protect and enhance the role and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located.
- 7.10** The existing site provides 662sqm of A1 retail space, with approximately 50% of this being ancillary storage and servicing space towards the Churchway side and in the

basement. The Churchway frontage is inactive, providing the service doors for the retail unit and residential access to the upstairs units.

- 7.11** 53-55 Chalton Street forms part of a designated retail frontage within the neighbourhood centre. Camden's planning guidance seeks to target a 50% proportion of A1 uses within the frontage however the proportion has been significantly below this for many years with 23% in A1 use in 2017 at the time of the change of use at 7-11.
- 7.12** The Nisa convenience store retail use has been reprovided within the neighbourhood centre further along Chalton Street at 7-11 under the ownership of the applicant.
- 7.13** Whilst the A1 use of the floorspace at 53-55 would discontinue, the active frontage to Chalton Street would be reinstated, becoming the main hotel entrance opening to the reception, and a new, high quality active frontage would be introduced to the Churchway frontage as the hotel bar and restaurant, which complements the retail function of the neighbourhood centre.
- 7.14** In addition, the Churchway side of the hotel would provide a bar/restaurant space which is an appropriate town centre use and would service to bring activity to an underused end of the street, drawing visitors from the direct of Euston.
- 7.15** In these respects the wider spirit of Local Plan policies relating to improving the viability and vitality of neighbourhood centres would be upheld.

Site 1 - Hotel use

- 7.16** Policy E3, notes that the Council recognises the importance of the visitor economy in Camden and will support tourism development and visitor accommodation. It is expected that large-scale tourism accommodation is located in Central London, in areas easily reached by public transport, provide necessary pick up and set down points for private hire cars and coaches, should not harm the mix and balance of uses in the area nor lead to a loss of residential accommodation.
- 7.17** As noted in the supporting text of Policy E3, visitor numbers to London are expected to continue to increase, creating demand for more hotels and overnight accommodation. The London Plan sets a target of 40,000 additional rooms by 2036. The working paper of the London Plan, states that 37% of this expected increase in the number of rooms across Greater London will be met in Westminster, City of London and Camden. It is therefore considered that the provision of hotels in appropriate locations is desirable to meet the projected demand, subject to them according with the relevant points of E3.
- 7.18** The application site is considered to be a highly appropriate location for a hotel, given its location in close proximity to Euston and other major stations. The site borders the defined Central London Area, holding a PTAL rating of 6b, being the highest PTAL rating possible. The character of the area is that of a mix of uses, with residential, retail, offices, public houses, cafes and restaurants all within close proximity to the site. It is considered that the proposed development would contribute positively to the character of the area. Residential uses would be relocated from the

hotel site to the adjoining 70 Churchway site. It is therefore considered the proposals would accord with Policy E3 and would be a suitable location for a hotel use.

- 7.19** Given the nature of the development, there will be an increase in activity of people coming and going from the site. To ensure this is managed and kept to a minimum to mitigate the impact to neighbouring residents, it is considered necessary to secure a Hotel Management Plan as part of the Section 106 legal agreement. A draft Hotel Management Plan has been provided and this sets out how the hotel operator intends to manage the coming and going to guests, mitigation measures for noise nuisance and the hours specified areas of the hotel will be managed by staff. This would prevent the hotel use creating any undue noise and disturbance for neighbouring residents. Furthermore as noted in the 'Impact on neighbour amenity' section below, conditions will be used to secure hours of operating of the outdoor terrace areas to minimise the impact on neighbour amenity and the area generally and a Servicing Management Plan will be secured via the Section 106 legal agreement to manage the servicing of the hotel, this is explained further in the 'Transport' section below

Site 2 – Loss of B2 Use

- 7.20** 70 Churchway contains a vacant and derelict former fish processing works at ground floor level.
- 7.21** The principle of losing the B2 Use Class floorspace has been established under previous permissions over a number of years. (PSX0005341) granted permission for change of use to a community centre in 2001 and in 2004 permission was granted for redevelopment of the site to provide 2 self-contained residential units. The floorspace had not been in active B2 use for some time prior to these applications and is understood to have remained vacant for many years.
- 7.22** Local Plan Policy E2 states that the Council will retain land and buildings that are suitable for continued business use unless it can be justified otherwise to the council's satisfaction. In this instance the space suffers from a poor layout, with small rooms and uneven levels, and is in a very poor state of repair. The character of the street is one of residential use with small scale community facilities. Given that the site has not been in B2 use for at least 15 years, its current state of repair and poor layout, and that the loss has already been established in previously approved applications, change of use of the site is considered to be acceptable.

Both sites - Residential use

- 7.23** 3 new residential units would be re-provided in place of the 4 existing units across both sites. Local Plan policy H3 allows for the net loss of a single home from cumulative proposals but seeks to resist development that results in the net loss of residential floorspace. The proposals would see the loss of the existing 3-bedroom units at site 1 and 2-bedroom unit at site 2, with re-provision through 1 x 2 bedroom unit and 2 x 1 bedroom units. There would be a small net loss of 17sqm of residential floorspace across both sites.

- 7.24** As the proposed hotel falls just outside the Central London Area, officers consider it reasonable to have regard to residential policies that would apply within the area, the boundary of which is a small distance to the south of the site. In this area Policy H2 would apply, requiring 50% of the uplift be residential. It is accepted here that it would be impracticable to provide residential use in the hotel site due to its constrained nature and, the applicant has stated (without supporting viability appraisal), that it would reduce room numbers below a reasonable number for the hotel to remain viable. Consequently, following the sequential approach, the Council can apply an alternative payment in lieu to be used for affordable housing provision elsewhere. It should be noted that this is not a requirement as the application sites are just outside the area, rather it is used for negotiation on a *quid pro quo* basis – if the proposal is acceptable just outside the area, which would ordinarily be contrary to Policy, then it is reasonable for the Council to consider other policies that would apply in the area.
- 7.25** Using the formula in CPG as a guide, the net non-residential uplift is 717sqm GIA, which provides an additional residential target of 359sqm or a Payment in Lieu of £323,602.
- 7.26** Following negotiation with the applicants, a figure of £211,801 has been agreed. On balance, this is welcomed and officers consider this acceptable to address the 17sqm net loss in residential floorspace, the loss of the larger units on the main site and to take account of the support for a new hotel outside of the designated area.
- 7.27** The replacement residential would be secured by s106 to both applications to ensure the hotel use is not occupied before the residential units are available for occupation.

Conclusion

- 7.28** In summary, officers consider this to be an appropriate location for hotel use with high levels of accessibility and proximity to public transport nodes in an area identified for new leisure uses in the Euston Area Plan. The loss of A1 use has been addressed by the former Nisa store relocating within the neighbourhood centre under the applicant's ownership and impact on the neighbourhood centre would be offset by the addition of a hotel use with active frontages and ancillary bar/restaurant space which would improve vitality and use of the centre more widely. Residential uses are being reprovided with a housing contribution negotiated in lieu of additional on-site provision.

8 Unit size and mix of the proposed housing

- 8.1** The considerations with regards to tenure and unit size and mix are as follows:
- Policy review
 - Mix of unit sizes
 - Design and layout

Policy review

- 8.2** Policies H1, H3, H7 and CPG2 (Housing) are relevant with regards to loss of existing housing, replacement new housing and unit size.

Mix of unit sizes

- 8.3** Policy H7 requires homes of different sizes. The proposed unit mix should broadly accord with the Dwelling Size Priorities Table in this policy, although the Council will be flexible when assessing development.
- 8.4** The proposed unit mix is 1 x 2 bed and 2 x 1 bed units. The 2 bed unit is noted as a high priority unit size, 1-bed units are lower priority however the constraints of the site do not enable the provision of additional large units to compensate for the loss on the main site.
- 8.5** To address the policy shortfall in respect to unit mix priorities a Payment in Lieu is proposed as previously outlined under paragraph 7.15

Space Standards

- 8.6** New development should conform with the minimum space standards set out in Table 3.3 of the London Plan (see below) and Camden Planning Guidance 2 - Housing. Policy 3.8 of the London Plan further recognises that a genuine choice of homes should be provided in terms of both tenure and size and provision should also be made for affordable family housing, wheelchair accessible housing and ensuring all new housing is built to Building Regulations Part M.

Table 3.3 Minimum space standards for new dwellings⁵⁷

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Table 2: London Plan Space Standards

- 8.7** All of the proposed residential units would either meet or exceed the minimum floorspace standards set by the London Plan with the 2 bed, 2 storey unit providing 144sqm. The first floor 1 bed 2 person unit providing 53sqm and the second floor 1 bed 2 person unit providing 50sqm.

9 Amenity of proposed housing

- 9.1** The considerations with regards to the amenity of the proposed housing are as follows:
- Daylight, privacy and aspect
 - Private amenity space

Policy review

- 9.2** London Plan policies 3.5 and 3.8 and Camden Local Plan policy H6 are relevant with regards to the amenity of proposed housing.

Daylight, privacy and aspect

- 9.3** All three of the proposed units would be dual aspect. The two bedroom unit across lower ground and ground levels would enjoy sliding glazed doors to the lower ground level garden space with a rooflight above to provide further daylight. Additional daylight to the front of the lower level would be provided by the means of an internal lightwell.
- 9.4** All habitable rooms in the proposed flats would be BRE compliant in respect to Average Daylight Factor (ADF).
- 9.5** Whilst BRE recognises that the priority for sunlight should be to living rooms with a window within 90 degrees of due south, the proposed north facing living rooms at first and second floors would provide a higher degree of natural surveillance to the passageway below and allow the bedrooms a rear aspect that would provide a quieter setting away from passing noise.
- 9.6** Overall, given the location, orientation and aspect of the proposed flats, it is considered that they would receive sufficient levels of light.

Aspect and Privacy

- 9.7** As all units would be dual aspect it is considered that within the context of a dense urban environment, they would enjoy a reasonable level of outlook. It is noted that the unit at lower and ground level would not benefit from direct outlook to the front at lower ground floor level, however given this is a two storey unit with ample windows to the rear, it is considered to provide an acceptable overall offering.
- 9.8** As noted, the surrounding context is that of a densely built urban environment with high levels of existing overlooking. The existing flat at 70 Churchway is overlooked at relatively close range from the front and rear and the new units would also experience relatively high levels of overlooking.

Noise and vibration

- 9.9** Potential for noise generation at the hotel would relate principally to the operation of lifts, bar/restaurant uses and general activity in and around the hotel.
- 9.10** The Council's Environmental Health officer does not consider the level of noise from the hotel use would harm the amenity of the surrounding or future occupiers. However planning conditions are recommended to ensure that noise levels emitted from plant and machinery as well as those experienced within rooms meet defined standards
- 9.11** In respect to the external bar/restaurant seating area on Churchway, a condition is recommended to ensure this is closed late into the evening to safeguard the amenity of nearby residents.
- 9.12** A hotel management plan would be secured by s106 agreement to ensure effective measures are put in place to regulate noise generated by guests.

Private amenity space

- 9.13** The Mayor's Housing supplementary planning guidance indicates that, depending on the context, a minimum of 5sqm of private outdoor amenity space should be provided for 1-2 person dwellings and an additional 1sqm per additional person.
- 9.14** The two bedroom unit would benefit from a 20sqm private south facing rear garden. The first floor 1 bedroom unit would provide a 14sqm south facing roof terrace. The constraints of the site do not allow for the provision of outdoor amenity space for the second floor 1 bedroom unit, and on balance this is considered acceptable in the context of maximising self-contained residential units on this small site.

10 Design and heritage impact

10.1 The design considerations are follows:

- Policy review
- Designations and heritage impact
- Loss of existing buildings
- Impact on wider townscape
- Design Conclusion
- Trees
- Biodiversity
- Basement

Policy review

- 10.2** NPPF paragraphs 189 to 202, NPPG section 18a, London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7, Camden Local Plan policies D1 and D2 and CPG Design are relevant with regards to conservation.

Designations and assessment of heritage impact

- 10.3** The sites do not sit within or in close proximity to a designated conservation area.

- 10.4** 53-55 Chalton Street adjoin the locally listed 57 Chalton Street. This is a 5 storey Victorian building which sits above the parapet and roofline of the adjoining terrace and displays an eclectic range of detailing adding to its significance as a unique addition on this street.
- 10.5** The previous designs for the Chalton Street frontage were considered to compromise both the prominence and significance of this building and as such the proposals were revised to more closely replicate the prevailing townhouse proportions of the remainder of the terrace seen across nos. 45-51 and again from 59-61. The revised design does not compete with no. 57 and as such preserves its setting effectively.
- 10.6** 53-55 Chalton Street sits opposite Levita House, a Grade II listed 1930s built social housing block with attached shop units and Somers Town Coffee House public house.
- 10.7** Levita House forms part of the Ossulton Estate. The development is considered to be an important inner-city estate of the inter-war period, representing the most considered attempt by the London County Council to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation.
- 10.8** The proposed frontage on Churchway would be of the same scale as existing and designed in a sensitive manner which reflects the character of the adjoining 19th century frontage buildings.
- 10.9** The proposed scheme would provide a more visually appealing infill frontage to this section of Chalton Street, and in this sense an enhancement to that existing. Given its sensitive design and massing it is not considered to impact the significance of Levita House and would preserve its setting.
- 10.10** Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Loss of existing buildings

Site 1

- 10.11** 53-55 Chalton Street and 60 Churchway is of post-war construction, likely as bomb damage infill amongst the surrounding 19th century buildings. The Chalton Street frontage is plain and functional in appearance without adornment but follows the prevailing parapet line of surrounding former townhouses. The Churchway frontage again is highly functional in appearance, with roller shutters across the ground floor level openings. Its 2-storey height, and wider massing appears at odds with the adjoining scale and horizontal emphasis of the adjoining frontage buildings.

Site 2

10.12 70 Churchway is of Victorian origin and aside for decorative lintels at first floor level does not retain any distinguishing architectural features. This section of Churchway has the character of a passageway, with a variety of frontage styles. Views of the frontage is limited both within the passage and beyond to the adjacent streetscenes.

Conclusion

10.13 Overall, the existing buildings on these sites are not considered to make a significant or positive contribution to their surroundings.

10.14 For the reasons set out officers consider the proposals would enhance the character and appearance of the sites and that no harm is caused to the character and appearance of the surrounding townscape nor setting of Levita House. The scale and massing of development would be appropriate in its context and when considered as a whole, would result in design and townscape benefits including:

- Enhancement to the visual appeal of the Chalton St and 60 Churchway frontages, infilling at a more appropriate scale and providing new active frontages.
- The redevelopment of 70 Churchway will replace a dilapidated and poor quality building which has been altered and poorly maintained.

Trees

10.15 There are currently no trees on site, the proposed development includes the planting of an additional street tree close to the 60 Churchway frontage, full details of which would be secure via condition.

10.16 Full details in respect to the protection of the existing small street tree in front of 60 Churchway would be secured by condition prior to commencement of works on site.

Biodiversity

10.17 Local Plan policy A3 seeks to enhance biodiversity within the borough. The current situation lacks any form of greenery and the development would be introducing areas of living roof at first floor level within the central infill. The development would therefore increase biodiversity within the site. To further enhance this a condition is recommended to secure details of bird and bat boxes to the main site.

Basement

10.18 Policy A5 states that developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area. Furthermore the siting, location, scale and design of basements must have minimal impact on, and be

subordinate to, the host building and property. A number of criteria for basement development on smaller scale schemes is included within the policy but would not be applicable to this development, being a large comprehensively planned site. A basement level is in existence across most of site 1, and proposals would include 0.7m additional excavation below this. The area under 60 Churchway without a basement level would be excavated to a depth of 3.4m.

10.19 The proposals at site 2_would create a new basement level under the whole site, below what is currently the existing building's footprint, to a depth of approximately 2.7m.

10.20 A Basement Impact Assessment (BIA) was submitted as part of the application. The independent review by the Council's basement consultant (Campbell Reith) concluded that the BIA is adequate and in accordance with policy A5 and guidance contained in CPG Basements and a Basement Construction Plan (BCP) is not required. The applicant has satisfactorily demonstrated that the proposed basement would not cause harm to the built and natural environment and would not result in flooding or ground instability. Conditions would be attached in respect to a piling method statement and details of a suitably qualified chartered engineer appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction on both sites.

10.21 The site sits within the Crossrail 2 safeguarding zone. Transport for London has been consulted with respect to this consideration but has raised no specific requirements in relation to development at this time.

11 Impact on neighbouring amenity

11.1 The considerations on the impact on the amenity of the occupiers of neighbouring properties are as follows:

- Policy review
- Daylight and sunlight
- Outlook
- Noise and disturbance
- Overlooking
- Other properties

Policy review

11.2 Camden Local Plan policies A1 and A4 together with CPG Amenity are relevant with regards to the impact on the amenity of residential properties in the area. Any impact from construction works is dealt with in the transport section.

Daylight and sunlight

11.3 Daylight and Sunlight Reports have been submitted as part of these applications which detail any impact upon neighbouring residential properties.

11.4 The VSC is calculated at the centre point of each affected window on the outside face of the wall in question. A window looking into an empty field will achieve a maximum value of 40%. BRE guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then it is assessed whether the reduction in value would be greater than 20% of the existing VSC – which is when the reduction in light would become noticeable to occupants. However, officers consider that VSCs lower than 27% are normal for urban areas, with 20% still considered acceptable.

Site 1

11.5 Properties within the following addresses were analysed for the impact of the hotel building:

- 51 Chalton Street
- 57 Chalton Street
- 62 Churchway
- 64 Churchway
- 66 Churchway
- 68 Churchway
- 70 Churchway
- 72 Churchway
- Winsham House

11.6 The difference in daylight conditions for most windows varies between the existing and proposed conditions from 0.93% to 11.82%. As this change is less than a 20% reduction, the proposed development in all cases complies with the BRE guidelines for daylight access to neighbours. In some cases, some windows would receive more daylight after the proposed development when compared with the existing situation.

Site 2

11.7 The following properties were analysed for the impact of the 70 Churchway building:

- 60 Churchway
- 62 Churchway
- 64 Churchway
- 66 Churchway
- 68 Churchway
- 35-39 Churchway
- 67-69 Chalton Street
- 72 Churchway
- 53-55 Chalton Street
- 59 Chalton Street
- 61 Chalton Street
- 63 Chalton Street
- 65 Chalton Street

11.8 The numerical results show a maximum reduction of 4% in Vertical Sky Component (VSC) which is well within BRE guidelines which allow for a 20% reduction. The results confirm that the proposed development would have a low impact on the light receivable by its neighbouring properties.

Outlook

11.9 Outlook is the visual amenity enjoyed by occupants when looking out of their window or garden. How pleasant an outlook depends on what is being viewed, so outlook to an amenity space is more pleasant than outlook across a servicing yard.

11.10 Existing outlook inwards for neighbouring occupants is that of a densely built, but relatively low rise perimeter block of between 2 to 4 storeys.

11.11 The overall scale and massing of the proposed hotel building respects the context of 4-storey frontages to both Chalton Street and Churchway. The increase in height beyond that of the existing structures is limited to between 1 or 2 storeys and overall the development would not be considered to result in a significant change in outlook for surrounding occupants.

Noise and disturbance

11.12 To ensure the activity of the hotel is managed effectively to not impact on residents' amenity, a Hotel Management Plan has been provided and will be secured via Section 106 legal agreement.

11.13 To ensure the use of the hotel bar outdoor seating area does not interfere unreasonably with residential amenity a condition is recommended which would control the hours of use of the courtyard by hotel patrons.

Overlooking

11.14 Whilst CPG Amenity notes that it is good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties and a proposed development, it should be noted that given the high density environment the distance between existing windows within the perimeter block does already fall short of this.

11.15 The existing flats at first and second floors facing inwards, contain multiple windows and the proposed hotel windows would not be a significant change from this situation.

11.16 Where proposed windows are in very close proximity to the new units at 70 Churchway, below 6m, then obscure glazing would be required to preserve a fair degree of visual privacy.

12 Air quality

- 12.1** Camden Local Plan policy CC4 seeks to ensure the impact of development on air quality is mitigated and ensures that exposure to poor air quality is reduced in the Borough.
- 12.2** An Air Quality Assessment (AQA) has been submitted as part of the hotel application. The assessment confirms that Air Quality neutral is achieved for both construction and transport emissions and the impact of the proposed development is negligible for nearby sensitive receptors and a slight impact for receptors at the development site.
- 12.3** With regard to the impact of construction works on air quality, the AQA has confirmed that a range of mitigation measures that have been developed for the construction phase. These would be included in the Construction Management Plan (CMP) which would be secured via Section 106 legal agreement, as discussed within the Transport Section of this report. The CMP itself would set out how these would be managed together with construction vehicle exhaust emissions and construction phase emissions.
- 12.4** In terms of the operation of the development, the AQA identifies that the development will be installed with filtration mitigation to ensure that there will be no significant effects to human health.
- 12.5** In light of the above, it is considered the development would be in accordance with policy CC4 of the Local Plan.

13 Sustainable design and construction

- 13.1** The sustainable design and construction considerations are as follows:

- Policy review
- The site and the proposal
- Energy
- Sustainability

Policy review

- 13.2** The Council aims to tackle the causes of climate change in the borough by ensuring developments use less energy and through the use of decentralised energy and renewable energy technologies. Policy CC1 requires all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards. It requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible. Policy CC2 requires development to be resilient to climate change by adopting climate change adaptation measures.
- 13.3** Policy 5.2 of the London plan requires development to be designed in accordance with the energy hierarchy: be lean (use less energy), be clean (supply energy efficiently), be green (use renewable energy). In addition chapter 5 of the London Plan sets out the need for schemes to:

- Reduce carbon for the residential part of the development, with a minimum of 19% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013 achieved on site and any remainder offset.
- For the hotel development, secure a minimum 35% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013.

13.4 Where the London Plan carbon reduction target cannot be met on-site policy allows for a carbon-offset financial contribution which will be used to secure the delivery of carbon reduction measures elsewhere in the borough.

13.5 Developments are also expected to implement the sustainable design principles as noted in policy CC2 by:

- Demonstrating that the residential development can achieve a maximum internal water use of 105 litres per day.
- For the hotel element achieve a BREEAM 'Excellent' rating and minimum credit requirements under Energy (60%), Materials (40%) and Water (60%).

The site and the proposal

13.6 The proposal is within Central London in very close proximity to excellent public transport links (PTAL 6b). The scheme across both sites is mixed use, the principle of the scheme is therefore highly sustainable.

Energy

13.7 A range of energy and sustainability documents have been submitted as part of the site 1 hotel application to ensure the development accords with the Mayor's energy hierarchy. The proposals have been reviewed by the Council's Sustainability Officer and found to be acceptable in addressing all requirements.

Carbon Reduction

13.8 Modelling for CO2 reduction has been undertaken. A zero emissions heating system is proposed which would achieve a carbon reduction of 26.5%. Whilst this falls short of the 35% target, this has been calculated using SAP2012 carbon factors and will become more efficient as the electricity grid de-carbonises. Where the London Plan carbon dioxide reduction targets cannot be met on-site the Local Plan indicates that we may accept the provision of carbon reduction measures elsewhere in the borough. As such a carbon offset payment of £14,787 would be required and secured by s106 legal agreement.

Renewables (Be green)

13.9 The proposals would achieve an additional 19.7% reduction over the 'be clean' stage which is just short of the 20% target but is the maximum viable with solar and air source heat pumps. The scheme would provide up to 130sqm of solar PV panels which would be located across the roof of the hotel and part of 70 Churchway. In addition use an Air Source Heat Pump system is proposed for space heating cooling

and heat recovery. It is recommended that a condition secures full details of PVs and the Air Source Heat Pump system, including detailed roof plans, 3D roof overshadowing impact assessment, scheme of maintenance and feasibility of providing further PV on site.

District heat network (Be clean)

- 13.10** The local area has been investigated to ascertain the availability of district heating schemes in the vicinity of the proposed development. A review of the London Heat Map and publicly available information shows that Somers Town Heat Network is located circa 270m North-East from the site. The scheme proposes a future District Heat Network connection. The Somers Town Heat Network is currently operational along Purchase Street and Polygon Road, in close proximity to the proposed hotel. However, the connection is currently unfeasible due to the long distance from the development to the network, which would imply a long and costly pipe run. As there is a high potential for other buildings in the vicinity to become eligible for connection and therefore for this heat network to be expanded, it is planned to add sufficient infrastructure to the plant room to facilitate a future connection. Future proofing details would be secured by s106 legal agreement.

Sustainability

- 13.11** For non-residential buildings there is a requirement to achieve a BREEAM 'Excellent' and minimum credit requirements under Energy (60%), Materials (40%) and Water (60%).
- 13.12** BREEAM Excellent is being targeted for the hotel site. To ensure the credits are met to achieve the Excellent ratings a design stage with post-assessment BREEAM reports shall be secured via Section 106 legal agreement.
- 13.13** The BREEAM pre-assessment report shows their overall score as 71% - Excellent with 86% in energy, 75% in water and 79% in materials which meets requirements.

14 Flood risk and drainage

- 14.1** Camden Local Plan policy CC3 is relevant with regards to flood risk and drainage and seeks to ensure development does not increase flood risk and reduces the risk of flooding where possible.
- 14.2** Thames Water has been consulted and has no objections subject to conditions as noted within the consultation response section.
- 14.3** A Flood Risk Assessment has been submitted as part of this application. The site is located in an area of medium (1 in 100 year) surface water flood risk and borders an area of high (1 in 30 year) surface water flood risk. The development includes a Sustainable Urban Drainage System (SUDS) in order to reduce run-off rates from the pre-development rates. For this development site this will include attenuation of

rainwater and discharge into a combined sewer full details of SUDS will be secured via condition.

15 Accessibility

Site 1 - Hotel

- 15.1** Policy 4.5 of the London Plan considers improving the availability of hotel accommodation that is genuinely accessible to all as a particular priority. With regard to new hotel developments at least 10 per cent of new provision should be wheelchair accessible. The proposals include the provision of 4 wheelchair accessible rooms.

Site 2 - Residential Units

- 15.2** All of the residential units have been designed in accordance with Part M4(2), Accessible and Adaptable Dwellings, which is similar to the superseded Lifetime Homes Standards. Further details confirming compliance with Part M4(2) are to be secured via condition.

16 Transport

- 16.1** The following transport considerations are covered below:

- Policy review
- The site
- Cycle parking
- Car parking
- Construction management
- Trip generation and servicing
- Highway works
- Conclusion

Policy review

- 16.2** Camden Local Plan policies T1, T2, T3 and T4 and CPG7 (Transport) are relevant with regards to transport issues.

The sites

- 16.3** The sites are located on the periphery of the Central London Area and is easily accessible by public transport with a PTAL rating of 6b (excellent). The nearest transport interchange is Euston station which is located to the southwest of the site. Kings Cross and St Pancras is also within a 10 minute walk. Frequent bus services operate along Euston Road.
- 16.4** Cyclists and pedestrians make up a significant proportion of the traffic in the vicinity of the site, particularly during peak periods.

- 16.5** The sites are also conveniently located near various cycle hire docking stations, which are bike hire schemes for short journeys.

Cycle parking

- 16.6** The proposals would provide of hotel space (46 hotel rooms) and 3 residential dwellings (1x2 bed and 2x1 bed).
- 16.7** The sites would provide cycle parking facilities as follows:
- 5 spaces for hotel staff
 - 3 long stay spaces for visitors
 - 4 spaces for residential occupants of 70 Churchway
- 16.8** The proposed level of provision meets the minimum requirement of the London Plan (current and emerging versions). The cycle parking proposals are therefore in accordance with Local Plan Policy T1.
- 16.9** The detailed design of the proposed provision and ongoing retention of the cycle parking facilities would be secured by condition if planning permission is granted.

Car parking

- 16.10** A car-free planning obligation would be secured by legal agreement in accordance with Policy T2 if planning permission were granted. This would apply to all proposed uses (Policy T2 requires all new development in the borough to be car-free).

Construction Management

- 16.11** Construction Management Plans (CMPs) are used to demonstrate how developments will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). A draft CMP using the Council's CMP pro-forma has been submitted in support of the planning application. However, the document lacks detail as a principal contractor has yet to be appointed.
- 16.12** It is acknowledged the construction phase may result in some conflicts between road users, however to mitigate this conflict the CMP will be secured to ensure pedestrian and cycle safety is prioritised.
- 16.13** The site is adjacent to the Central London Area. This part of the borough suffers from severe traffic congestion during peak periods. The Council's primary concern is public safety but subsequently ensuring that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal may lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality, temporary loss of parking, etc.) during the construction phase. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network

in the local area. A detailed CMP would therefore be secured via a Section 106 planning obligation if planning permission is granted.

- 16.14** The Council would expect construction vehicle movements to and from the site to be scheduled to avoid peak periods to minimise the impacts of construction on the transport network. The contractor would need to register the works with the Considerate Constructors' Scheme. The contractor would also need to adhere to the CLOCS standard.

Trip generation and servicing

- 16.15** A trip assessment was undertaken by the applicant to establish the current level of trip generation associated with the site. The previous A1 use was found to attract approximately 300 customers during the morning peak (8am to 9am) and evening peak (5pm to 6pm). For a store area of 396sqm this equates to a peak hour trip rate of approximately 75 trips per 100m.
- 16.16** The trip assessment was predicted on the initial hotel size of 56 rooms and so an adjustment factor of 0.84 has been used. Peak trip generation of 46 rooms would be 55 in the morning and 55 arrivals late afternoon assuming a two hour peak period.
- 16.17** A comparison of the previous and proposed uses shows that at peak times the hotel would generate less trips at 55 versus 100.
- 16.18** A servicing management plan has been submitted in support of the planning application. The previous convenience store use generated 7-8 deliveries per day Monday-Friday. The plan indicates that the completed development would generate 2 regular deliveries per day, and as such a significant reduction on previous levels of servicing noise and disturbance. The servicing management plan would be secured as a section 106 planning obligation.

Highway works

- 16.19** The carriageway and footway directly adjacent to the sites on both Chalton Street and Churchway has the potential to sustain significant damage due to the proposed construction works.
- 16.20** A highways contribution would need to be secured as a section 106 planning obligation if planning permission is granted. This would allow the Council to repair any other damage to the public highway in the general vicinity of the site. The highway works would be implemented by the Council's highways contractor on completion of the development.

Conclusion

- 16.21** The proposal would be acceptable in terms of transport implications subject to the relevant conditions and Section 106 obligations noted above.

17 Safety and security

- 17.1** Camden Local Plan policy C5 (safety and security) and CPG Design are relevant with regards to secure by design. The policy notes that the Council will require developments to demonstrate that they have incorporated design principals which contribute to community safety and security, particularly in wards with relatively high levels of crime such as St Pancras and Somers Town.
- 17.2** The hotel proposal includes mitigation measures including secure access to the hotel lobby which will be key card operated during evening and night time periods, together with an entry phone with audio and visual link. Likewise rear access through the Churchway side would be controlled at all times by key card.
- 17.3** The Designing Out Crime officer has been consulted as part of the application process and has raised a comment in respect to the potential for Child Sexual Exploitation (CSE) in hotels. Rooms that are close to a fire escape away from the main reception area can be vulnerable.
- 17.4** In order to address concerns it is proposed that employees undergo Operation Makesafe training which assists with recognising potential signs of Child Sexual Exploitation (CSE).
- 17.5** A draft Hotel Management Plan has been provided outlining security measures. Further details securing CSE training would be required through the Hotel Management Plan to be secured by s106 legal agreement.

18 Land Contamination

- 18.1** The site is identified as being a site that has contaminated sites potential. Areas within Camden contain made ground containing elevated levels of lead, which could pose a risk to site workers exposed to disturbed ground during site works. Consequently it is recommended that contaminated land conditions be attached to include a written detailed scheme of assessment to assess the scale and nature of potential contamination risks on the site, a site investigation in line with the scheme of assessment and the submission of remediation scheme and modifications to the mediation scheme (if necessary)

19 Refuse and recycling

- 19.1** Camden Local Plan policy CC5 (Waste) and CPG (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.
- 19.2** A storage room for refuse and recycling for the hotel use is to be provided at basement level as part of the proposals. It is considered that the areas proposed are sufficient for the intended use. The room would be covered and secured, accessible via lift or steps.
- 19.3** A draft waste management plan has been provided and reviewed by the Council's Environmental Services officer. To ensure waste is managed and brought onto

street for collection and returned back to the allocated storage room a condition is recommended to secure details of the waste management plan prior to commencement of the proposed uses.

19.4 For site 2 residential uses, a secure waste storage area would be provided internally at ground floor level.

20 Employment and training opportunities

20.1 As the application is a major it would be required to provide some local economic benefits. Camden Local Plan policies E1 and E2 and Camden Planning Guidance state that in the case of such developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services.

20.2 In line with CPG8, a range of training and employment benefits are to be secured in order to provide opportunities during and after the construction phase for local residents and businesses. This package of recruitment, apprenticeship and procurement measures will be secured via S106 / condition and will comprise:

Construction Phase

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per section 68 of the Employment sites and business premises CPG
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, as per section 70 of the Employment sites and business premises CPG
- If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per section 65 of the Employment sites and business premises CPG. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. Recruitment of non-construction apprentices should be conducted through the Council's Economic Development team.
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 71 of the Employment sites and business premises CPG; and
- The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site, as per section 63 of the Employment sites and business premises CPG.

End Use

- Provision of end use apprenticeships. The apprenticeships could be within a range of roles (examples include hospitality, business administration, finance, customer service, IT)
- The applicant should provide a specified number (to be agreed) of end use work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Economic Development team, as per section 70 of the Employment sites and business premises CPG; and
- The applicant should facilitate promotion of the Camden STEAM Commission's objectives amongst end use occupiers.

20.3 Due to the provision of a hotel and in accordance with CPG Employment sites and business premises, a Section 106 contribution is sought to be used by the Council's Economic Development service to support initiatives which create and promote employment and training opportunities and to support local procurement initiatives in Camden. This contribution, triggered by the provision of the hotel, would be calculated as follows:

No of bedrooms x 0.5 [number of employees per bedroom] = 23 (number of full time jobs)

23 x 21% (% of Camden residents who work in Camden) x £3,995 (£ per employee requiring training) = £6,753

20.4 This contribution would be secured via Section 106 legal agreement.

20.5 Subject to securing the above points via Section 106 legal agreement the proposals are in accordance with the guidance set out in CPG Employment sites and business premises and policies E1 and E2 of the Camden Local Plan.

21 Planning obligations

21.1 The following contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

21.2 Site 1

Contribution	Amount (£)
Payment in Lieu of market housing	£211,801
Highways and cycling	£19,976.
Travel Plan Monitoring fee	£6,432
Construction Management Plan monitoring fee	£7,564.50
Contribution towards creation and promotion of employment and training opportunities	£6,753

TOTAL	£252,526.50
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Site 2

Contribution	Amount (£)
Construction Management Plan monitoring fee	£1,140
TOTAL	£1,140

22 Mayor of London's Crossrail CIL

22.1 Mayoral CIL for new hotel floorspace is currently calculated at £140 per sqm. Based on 1484sqm, the hotel development is estimated to contribute £207,760, but may be eligible for demolition credit.

22.2 Residential floorspace is calculated at 80 per sqm and based on 285sqm this would require an estimated contribution of £22,800.

23 Camden CIL

23.1 The proposal would be liable for the Camden Community Infrastructure Levy. The site is located within Zone A. Hotel space is charged at £80 per sqm and residential space is £500 per sqm. The estimate based on the floorspace for the hotel is estimated to be £72,194.59 and for the residential £173,310.81, but may be eligible for demolition credit.

24 CONCLUSION

24.1 The proposed hotel development is considered acceptable in this location due to its proximity to the Central London Area, its highly accessible location close to Euston station and the mixed use nature of the surroundings.

24.2 The introduction of the hotel will retain the active use of 53-55 Chalton Street and introduce an active frontage with high levels of natural surveillance to 60 Churchway which currently attracts anti-social behaviour.

24.3 Residential uses would be reprovided, with units meeting space standards and offering a good standard of accommodation.

24.4 The applicant has sought to demonstrate a commitment to a design that takes account of the setting and context, using a scale and design that complements the surrounding area.

24.5 Officers consider this will be an appropriate development which will utilise a vacant, underused site and re-provide high quality residential accommodation. All planning considerations have been given their due weight and it is considered the benefits of the proposal outweigh any perceived harm. It is therefore

recommended for approval subject to conditions and Section 106 Legal Agreement.

25 RECOMMENDATIONS

25.1 Both applications are recommended for approval subject to separate conditions and individual Section 106 legal agreements

25.2 Planning permission 2016/5266/P (Site 1 Hotel) would be subject to Section 106 Legal Agreement covering the following Heads of Terms:-

Residential Use

- The residential flats (**2016/3174/P**) shall be completed and made available for occupation prior to occupation of the hotel use (**2016/5266/P**).

Employment and training

- CITB benchmarks for local employment when recruiting for construction-related jobs.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of construction work placement opportunities
- If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction apprentice per £3million of build costs and pay the council a support fee If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code
- The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements
- Broker a meeting between the end user(s) of the ground floor retail units and the Economic Development team to discuss our employment and skills objectives. The applicant should provide a specified number (to be agreed) of end use work placement
- The applicant should facilitate promotion of the Camden STEAM Commission's objectives amongst end use occupiers.
- Contribution of £6,753 towards initiatives which create and promote employment and training opportunities.

Energy and sustainability

- BREAAAM Excellent compliance and post construction review, targets as stated in the energy and sustainability statements for Energy, Materials and Water
- Energy measures including on-site renewables

- Energy provisions to be secured through Energy Efficiency & Renewable Energy Plan - each use should achieve a minimum 35% CO2 reduction beyond Part L 2013 AND 20 % reduction through renewables as defined within the approved statements.
- Sustainability measures for the whole development in accordance with approved statements

Hotel Use

- Hotel Management Plan (including CSE Training obligation)

Transport

- Construction Management Plan (CMP), associated monitoring fee of £7,564.50 and associated requirement for a Construction Working Group to be formed prior to commencement.
- Delivery and Servicing Management Plan
- Financial contribution for highway works
- Level Plans are required to be submitted for all plots at the appropriate stage showing the interaction between development thresholds and the Public Highway to be submitted to and approved by the Highway Authority prior to any works starting on-site. The Highway Authority reserves the right to construct the adjoining Public Highway (carriageway, footway and/or verge) to levels it considers appropriate.
- Workplace Travel Plan and associated monitoring contribution of £6,432

25.3 Planning permission 2016/3174/P (Site 2 Residential) would be subject to Section 106 Legal Agreement covering the following Heads of Terms:-

Residential Use

- The residential flats (2016/3174/P) shall be completed and made available for occupation prior to occupation of the hotel use (2016/5266/P).

Transport:

- Car free housing
- Construction Management Plan (CMP), associated monitoring fee of £1,140 and associated requirement for a Construction Working Group to be formed prior to commencement.

26 CONDITIONS

26.1 2016/5266/P (Hotel) 53-55 Chalton Street and 60 Churchway

1	Three years from the date of this permission This development must be begun not later than three years from the date of this permission.
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	Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>010; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 106 Rev A; 110 Rev; 111 Rev A; 112 Rev A; 113 Rev A; 114 Rev A; 115 Rev A; 116 Rev A; 117 Rev A; 118 Rev A; 119 Rev A; 120 Rev A ; 200 Rev J; 201 Rev H; 202 Rev H; 203 Rev H; 204 Rev H; 206 Rev H; 210 Rev G; 211 Rev G; 212 Rev G; 213 Rev G; 214 Rev G; 215 Rev G; 216 Rev G; 217 Rev G; 218 Rev G; 219 Rev G; 220 Rev G; 221; 222</p> <p>Daylight Sunlight & Overshadowing Assessment – NRG Consulting (10 Sep 2018); Energy Statement ES/CS/201809 – BC Rev A- NRG Consulting (Sep 2018); Transport statement (Jan 2019); Flood Risk Assessment and Drainage Strategy (also 70 Churchway) (Feb 2019); Drainage Pro-forma (also 70 Churchway) (June 2019); Breeam Pre-Assessment (revised) (July 2019); Basement Impact Assessment – Michael Chester & Partners (July 2019); Air Quality Assessment (4th issue) - Rangepay Ltd (July 2019); Hotel Operation Plan August 2019; Energy Statement – Addendum (September 2019); Design and Access Statement (Rangepay Ltd) Addendum with Appendices (Sep 2019)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Detailed drawings/samples</p> <p>Detailed drawings, or samples of materials as appropriate, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:</p> <p>a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.</p> <p>b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;</p> <p>c) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.</p> <p>A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.</p>

	<p>The relevant part of the works shall then be carried in accordance with the approved details</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan.</p>
4	<p>External fixtures</p> <p>No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan.</p>
5	<p>Refuse and recycling</p> <p>Prior to first occupation of each of the relevant uses in each building, the refuse and recycling storage areas shall be completed and made available for occupants of that building.</p> <p>The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units in the relevant plot and shall be retained thereafter.</p> <p>Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5 of the Camden Local Plan.</p>
6	<p>Hours of use: Outside seating area (hotel bar)</p> <p>The terrace located outside 60 Churchway, shall only be used during the hours of 0900 to 2100 on any given day.</p> <p>Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 of the Camden Local Plan 2017.</p>
7	<p>SUDS</p> <p>Prior to commencement of the relevant part of the development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. SUDS shall be will be implemented prior to the occupation of the relevant parts of the development and permanently retained and maintained thereafter.</p>

	<p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.</p>
8	<p>Solar PV</p> <p>Prior to first occupation of the hotel and residential building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.</p>
9	<p>Water efficiency</p> <p>The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.</p>
10	<p>Non-road mobile machinery</p> <p>All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle – with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.</p> <p>Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan.</p>
11	<p>Land contamination</p> <p>Prior to commencement of any works on site, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.</p>

	<p>The site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.</p> <p>The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with</p> <p>Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.</p>
12	<p>Plant and equipment</p> <p>Prior to first use of the relevant part of the development, details of plant machinery shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA 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. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.</p>
13	<p>Internal noise</p> <p>The noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration.</p>
14	Vibration between uses

	<p>No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by ground- or airborne vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
15	<p>Noise Levels between uses</p> <p>The design and structure of the hotel building shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.</p> <p>Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from external noise sources in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
16	<p>External noise</p> <p>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 BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.</p>
17	<p>Cycle parking</p> <p>Prior to first occupation, 4 secure and covered cycle spaces for hotel staff shall be provided.</p> <p>The cycle parking shall thereafter be permanently maintained and retained in accordance with the approved details.</p> <p>Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017 and the London Plan.</p>
18	<p>Biodiversity Enhancements</p> <p>Prior to commencement other than demolition, site clearance and preparation a plan showing details of biodiversity enhancements on the buildings and within</p>

	<p>the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.</p> <p>Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017 and the London Plan.</p>
19	<p>Accessibility: M4(2)</p> <p>Other than the unit to first floor level, the residential units shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.</p> <p>Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.</p>
20	<p>Access – Hotel Rooms</p> <p>Prior to the commencement of use of the hotel, there shall be the provision of 4 (10%) fully wheelchair accessible rooms.</p> <p>Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy 4.5 of the London Plan 2016 and Policy C6 of the Camden Local Plan 2017.</p>
21	<p>Piling Method Statement</p> <p>No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.</p>
22	<p>Existing Water Supply Infrastructure</p> <p>Prior to the commencement of above ground works, an impact study of the</p>

	<p>existing water supply infrastructure shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The study shall identify any new additional capacity required in the system and suitable connection point.</p> <p>Reason: To ensure the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with the requirements of Policy A5 of the Camden Local Plan 2017.</p>
23	<p>Waste Management Plan</p> <p>Prior to occupation of the relevant use, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the permitted uses and permanently retained thereafter.</p> <p>Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
24	<p>Fire Statement</p> <p>No above ground new development shall commence in a Phase until a Fire Statement for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to provide a safe and secure development in accordance with policy CP3 of the Core Strategy and policy D11 of the Draft London Plan.</p>
25	<p>Mechanical Ventilation</p> <p>Other than works of demolition and site clearance, no development shall commence until full details of the proposed Mechanical Ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed and maintained in accordance with the approved details.</p> <p>Reason: To safeguard the amenity of future occupiers of the development site in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.</p>

26	<p>Roof terraces</p> <p>No flat roofs within the development hereby approved shall be used as amenity terrace areas.</p> <p>Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.</p>
27	<p>Basement development</p> <p>The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.</p> <p>Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.</p>
28	<p>Obscure glazing</p> <p>Prior to first occupation, the specified windows indicated on the approved drawings shall be installed with obscure glazed and retained as such thereafter.</p> <p>Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking in accordance with Policy A1 of the Camden Local Plan.</p>
29	<p>Accessibility</p> <p>The development shall be constructed in complete accordance with the approved drawings indicating that a total of 4 bedrooms will be provided to full wheelchair accessible standards.</p> <p>Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy 4.5 of the London Plan 2016 and Policy C6 of the Camden Local Plan 2017.</p>
30	<p>Tree planting</p>

	<p>Prior to first occupation of the hotel planting of 1 tree to the Churchway frontage shall be carried out in accordance with details of species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.</p> <p>Reason: To ensure that the development contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3, D1 of the London Borough of Camden Local Plan 2017.</p>
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26.2 2016/3174/P (Residential) 70 Churchway

1	<p>Three years from the date of this permission</p> <p>This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Basement Impact Assessment – Michael Chester & Partners (July 2019); Air Quality Assessment (4th issue) - Rangepay Ltd (July 2019); Daylight Assessment (September 2019); Design and Access Statement Addendum (October 2019)</p> <p>010; 101; 102; 103; 104; 105; 106; 111; 230 Rev F; 231 Rev F; 232 Rev F; 233 Rev F; 241 Rev F; 242 Rev F; 250 Rev F</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Detailed drawings/samples</p> <p>Detailed drawings, or samples of materials as appropriate shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:</p> <p>a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.</p> <p>b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less</p>

	<p>than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.</p> <p>A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.</p> <p>The relevant part of the works shall then be carried in accordance with the approved details</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan.</p>
4	<p>External fixtures</p> <p>No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan.</p>
5	<p>Refuse and recycling</p> <p>Prior to first occupation of each of the relevant uses in each building, the refuse and recycling storage areas shall be completed and made available for occupants of that building.</p> <p>The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units in the relevant plot and shall be retained thereafter.</p> <p>Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5 of the Camden Local Plan.</p>
6	<p>SUDS</p> <p>Prior to commencement of the relevant part of the development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. SUDS shall be will be implemented prior to the occupation of the relevant parts of the development and permanently retained and maintained thereafter.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies</p>

	CC1, CC2 and CC3 of the Camden Local Plan.
7	<p>Solar PV</p> <p>Prior to first occupation of the hotel and residential building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.</p>
8	<p>Non-road mobile machinery</p> <p>All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle – with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.</p> <p>Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan.</p>
9	<p>Land contamination</p> <p>Prior to commencement of any works on site, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.</p> <p>The site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.</p> <p>The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local</p>

	<p>Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with</p> <p>Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.</p>
21	<p>Cycle parking</p> <p>Prior to first occupation, secure and covered parking for 6 resident's cycles shall be provided.</p> <p>The cycle parking shall thereafter be permanently maintained and retained in accordance with the approved details.</p> <p>Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017 and the London Plan.</p>
22	<p>Biodiversity Enhancements</p> <p>Prior to commencement other than demolition, site clearance and preparation a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.</p> <p>Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017 and the London Plan.</p>
23	<p>Accessibility: M4(1)</p> <p>The residential units shall be designed and constructed in accordance with Building Regulations Part M4 (1), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.</p> <p>Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.</p>
24	<p>Piling Method Statement</p> <p>No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing</p>

	<p>the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.</p>
25	<p>Fire Statement</p> <p>No above ground new development shall commence until a Fire Statement for has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to provide a safe and secure development in accordance with policy CP3 of the Core Strategy and policy D11 of the Draft London Plan.</p>
26	<p>Basement development</p> <p>The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.</p> <p>Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.</p>

27 INFORMATIVES

27.1 Both applications

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	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.
3	<p>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)</p> <p>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.</p>
4	This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
5	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.
6	You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for <u>up to 90 days per calendar</u>

	<p><u>year</u>. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.</p>
7	<p>In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.</p>
8	<p>In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. The applicant is advised to visit thameswater.co.uk/buildover</p>
9	<p>A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at https://wholesale.thameswater.co.uk/Wholesale-services/Businesscustomers/Trade-effluent or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.</p>
10	<p>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.</p>