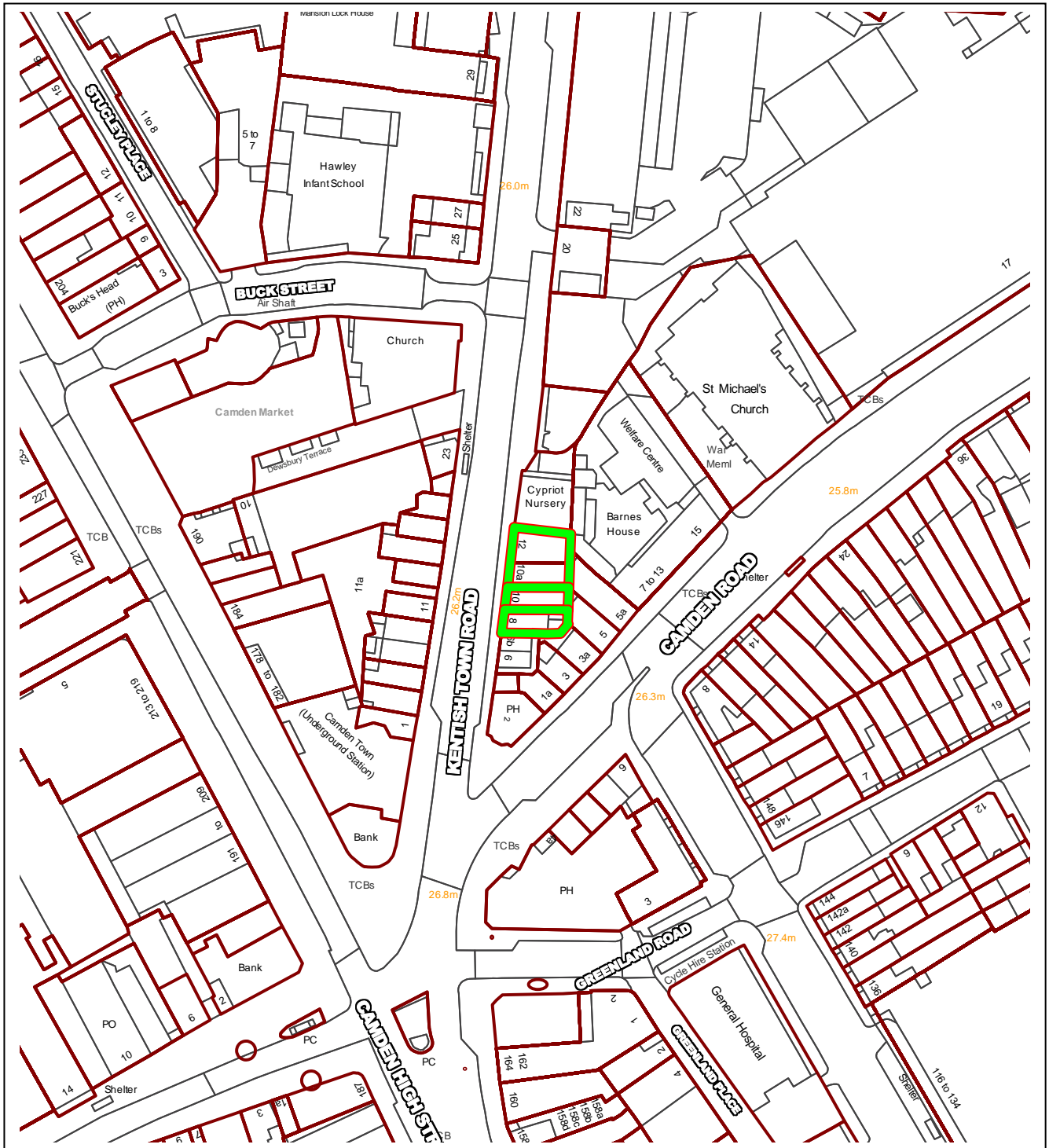


2019/0474/P - 8-12 Kentish Town Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

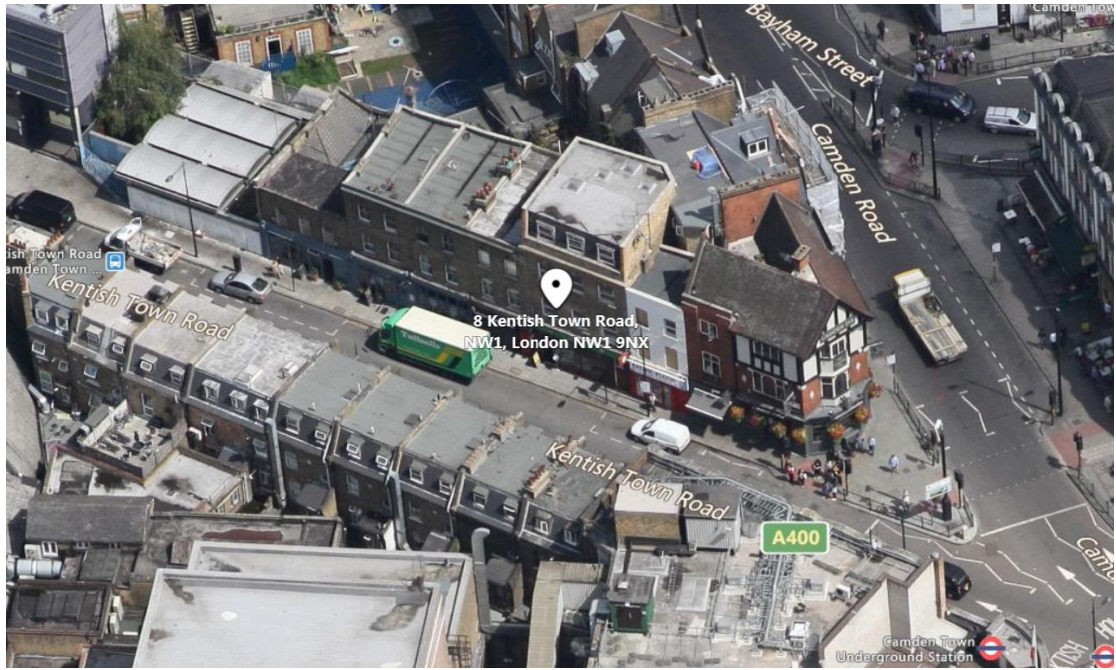
Photos



Google Streetview – May 2012

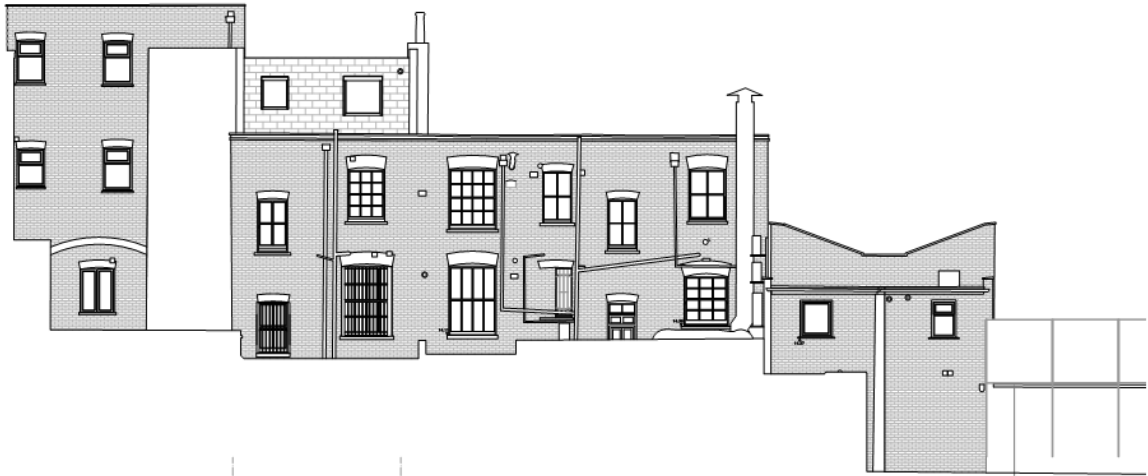


Google Streetview – July 2019



Aerial view of application site

Plans



Existing / original rear elevation



Consented rear elevation



Proposed rear elevation



Existing / original front elevation



Consented front elevation



Proposed front elevation

Delegated Report		Analysis sheet		Expiry Date:		22/03/2019	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		24/03/2019	
Officer				Application Number(s)			
Kate Henry				2019/0474/P			
Application Address				Drawing Numbers			
8-12 Kentish Town Road London NW1 9NX				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Roof extension, first and second floor rear extensions and change of use of the upper floors (Nos. 10-12) from ancillary accommodation associated with the restaurant (Class A3) to hotel (Class C1) [alterations to approved application references 2017/2852/P, dated 03/08/2017 (Nos. 10-12) and 2018/0907/P, dated 17/07/2018 (No.8)]							
Recommendation(s):		Grant conditional planning permission subject to section 106 legal agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Site notices were displayed on 27/02/2019 (expiry date 23/03/2019) and a notice was placed in the local press on 28/02/2019 (expiry 24/03/2019).</p> <p>2 objections have been received, summarised as follows:</p> <ul style="list-style-type: none"> • Essentially creating more premium cost private housing in an area of Camden with declining numbers of social and realistically affordable housing. • The ongoing construction works at Nos. 10-12 Kentish Town Road have been ongoing for a number of years now with an end nowhere in sight as the entire structure seems to have been demolished. • Ongoing noise and dust and the scaffolding is an eyesore. • Proposed basement could impact on neighbouring properties. • Loss of residential properties • Cumulative impact of applications at Nos. 6, 8, 10-12 Kentish Town Road and Nos. 3a and 5a Camden Road. <p>Officer comment</p> <p><i>Planning permission has already been granted for a roof extension and first and second floor rear extensions at Nos. 8, 10 and 12 Kentish Town Road and to change the use of the upper floors at Nos. 10-12 from ancillary restaurant use to a hotel use. This current application seeks to make alterations to the approved plans, only affecting the external parts of the buildings. These extant planning permissions are a significant material planning consideration, and on this basis, this application should only consider the impact of the proposed changes, rather than the whole proposal, as the principle of the extensions and the proposed change of use has already been established as acceptable.</i></p> <p><i>The proposed changes are not considered to impact on neighbouring amenity (please see section 6 of the Officer's report).</i></p> <p><i>The issue of the cumulative impact of the basements is covered in section 7 of the Officer's report.</i></p>					
Camden Town CAAC	<p>Objection, summarised as follows:</p> <ul style="list-style-type: none"> • Full demolition of the originally retained facade. • The massing of the building has been significantly increased and is inappropriate for the immediate surrounding context. • The original consented scheme should be retained. The front elevation has been altered to increase the height in an unacceptable way on all floors. • The adjacent buildings on Camden Road will be seriously disadvantaged by overlooking from large windows on the new rear elevation. 					

- There is no indication that there will actually be a terrace on the rear elevation.
- The services additions on the roof will be significantly more obtrusive than suggested in the drawings.
- The introduction of chimneys with no role is inappropriate and should never be accepted.

Officer comment

As noted above, this application should only consider the impact of the proposed changes to the previously approved plans. The proposed changes are considered to be acceptable in heritage and design terms (please see section 5 of the Officer's report). Similarly, the impact on neighbouring amenity is considered to be acceptable (please see section 6 of the Officer's report).

The balustrade on the rear roof terrace has been omitted from the plans and there will be no access to the roof terrace, which a planning condition can ensure. The lift overrun and services enclosure have also been removed from the plans.

Site Description

The application site is Nos. 8, 10, 10a and 12 Kentish Town Road; a group of C19th terraced properties on the eastern side of the road, close to the junction with Camden Road. Prior to construction works starting on site to implement approved permissions (see Planning History) Nos. 8, 10 and 10a were 3 storeys tall and No. 12 was 2 storeys tall. Permission has been granted to increase the height of No. 12 to 3 storeys and to add a mansard roof across all of the properties.

The application site is within the Camden Town Conservation Area. Nos. 4-12 Kentish Town Road are identified in the conservation area appraisal as making a positive contribution to the character and appearance of the conservation area.

The application site is also located within the Camden Town Town Centre as defined by the Local Plan.

Relevant History

6-12 Kentish Town Road

2019/5285/A: Display of scaffold shroud with replica facade and hoarding advertisement for a temporary period until 14/11/2024. **Granted 19/12/2019.**

10-12 Kentish Town Road

2018/2425/P: Excavation of a single basement floor to house supporting functions connected with existing hotel (C1) and restaurant (A3), alongside various alterations to the front elevation including changes to the shopfront. **Granted Subject to a Section 106 Legal Agreement 22/05/2019.**

2017/2852/P: Erection of part two part single storey extensions to the roof and rear and change of use of the upper floor from ancillary accommodation associated with the ground floor restaurant (Class A3) to hotel (Class C1). **Granted Subject to a Section 106 Legal Agreement 03/08/2017.**

12 Kentish Town Road

9003212: Change of use of ground floor from hairdressers to residential property letting and management agency. **Refused 22/08/1990.**

TP4271/P1: To use the ground floor of the premises No. 12, Kentish Town Road, St. Pancras, for the purposes of a licensed betting office. **Granted 03/04/1962.**

TP102388: Use of the ground floor at No. 12 Kentish Town Road, St. Pancras, as a hairdressers shop. **Granted 05/07/1962.**

10 Kentish Town Road

TP20330/SR50/7493: The use of the ground floor shop at No.10, Kentish Town Road, St. Pancras, as Wholesale showrooms and offices. **Granted 28/09/1950.**

8 Kentish Town Road

2018/3613/P: Excavation of a single basement floor to accommodate retail space associated with the existing use of the ground floor. **Granted Subject to a Section 106 Legal Agreement 29/03/2019.**

2018/0907/P: Erection of roof extension with first and second floor rear extension and fenestration alterations. **Granted 17/07/2018.**

2014/1787/A: Installation of one non-illuminated awning sign and one internally illuminated projecting

sign. Granted **30/05/2014**.

2013/0800/P: Variation of condition 3 (approved drawings) of planning permission 2012/6162/P dated 14/01/2013 for the installation of a new shopfront, namely repositioning of mullions. **Granted 18/04/2013**.

2012/6162/P: Installation of a new shopfront to existing retail unit (Class A1). **Granted 14/01/2013**.

2012/3419/A: Display of internally illuminated fascia and projecting signs. **Refused 30/08/2012**.

2011/2658/P: Erection of roof extension with front terrace and conversion of the upper floors from 1 x 2 bed flat to 1 x 2 bed and 1 x1 bed flats (Class C3) and installation of skylight to roof of rear ground floor extension to retail unit. **Granted Subject to a Section 106 Legal Agreement 15/07/2011**.

2010/5851/P: Conversion of first and second floors 1 x 2 bed flat into 2 x 1 bed self-contained flats and replacement of rear roof above ground floor. **Refused 21/12/2010**.

2010/4407/P: The erection of a roof extension to create an additional fourth floor plus conversion of the upper floors from 1x2bed flat to 1x2bed & 1x1bed flats (use class C3). **Refused 15/10/2010**. **Appeal dismissed 31/03/2011**.

6 Kentish Town Road

2019/4617/P: Excavation and extension of existing basement to form ancillary space to the existing ground floor restaurant (Use Class A3). **Decision pending (awaiting section 106 legal agreement sign-off)**

Grand Union House, 16-20 Kentish Town Road

2018/6092/P: Partial demolition and redevelopment of the existing building, to provide a new office (Class B1) building with associated roof terraces, ground floor flexible uses (Class A1 /A3/ D2), and 6 flats (1 x studio, 2 x 1 bed and 3 x 2 bed), along with associated landscaping works. **Withdrawn**.

Relevant policies

National Planning Policy Framework (2019)

London Plan 2016

The London Plan (Intend to Publish) 2019

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

H3 Protecting existing homes

H4 Maximising the supply of affordable housing

C3 Cultural and leisure facilities

C5 Safety and security

C6 Access for all

E3 Tourism

A1 Managing the impact of development

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

D3 Shopfronts

D4 Advertisements

TC1 Quantity and location of retail development
 TC2 Camden's centres and other shopping areas
 TC4 Town centre uses
 T1 Prioritising walking, cycling and public transport
 T2 Parking and car-free development
 T3 Transport infrastructure
 T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG Access for all (2019)
 CPG Adverts (2018)
 CPG Amenity (2018)
 CPG Basements (2018)
 CPG Community uses, leisure and pubs (2018)
 CPG Design (2019)
 CPG Developer contributions (2019)
 CPG Employment sites and business premises (2018)
 CPG Energy efficiency and adaptation (2019)
 CPG Housing (2019) and CPG Interim Housing (2019)
 CPG Public Open Space (2018)
 CPG Town centres and retail (2018)
 CPG Transport (2019)
 CPG Water and flooding (2019)

Camden Town Conservation Area appraisal and management strategy (2007)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following:

- Roof extension
- First and second floor rear extensions
- Change of use of the upper floors (Nos. 10-12) from ancillary accommodation associated with the restaurant (Class C3) to hotel (Class C1)

1.2. The current application essentially seeks to make alterations to the following two previously approved applications:

<p>2017/2852/P (dated 03/08/2017)</p>	<p>10-12 Kentish Town Road</p>	<p>Erection of part two part single storey extensions to the roof and rear and change of use of the upper floor from ancillary accommodation associated with the ground floor restaurant (Class A3) to hotel (Class C1)</p>
<p>2018/0907/P (dated 17/07/2018)</p>	<p>8 Kentish Town Road</p>	<p>Erection of roof extension with first and second floor rear extension and fenestration alterations.</p>

1.3. The proposed changes to the approved plans are as follows:

- Alterations to fenestration at front and rear
- Zinc cladding for the mansard roofs and staggered roof heights
- Addition of chimneys
- Alterations to shopfront at No. 8 to match Nos. 10-12

1.4. The internal layout and proposed uses remain the same as previously approved.

2. Revisions

2.1. The following revisions have been made during the course of the application:

- Alterations to fenestration design
- Alterations to rear of No. 8
- Omission of balustrade at rear (and no access to roof terrace)
- Omission of lift overrun / services enclosure on top of mansard roof at No. 12
- Creation of staggered roofline between individual properties

3. Planning considerations

3.1. The principal considerations material to the determination of this application are summarised as follows:

- The principle of development / background
- Heritage and design
- Impact on neighbours
- Other considerations

4. The principle of development / background

4.1. Planning permission has already been granted for a roof extension and first and second floor rear extensions to Nos. 8-12 and to change the use of the upper floors at Nos. 10-12 from ancillary restaurant use to a hotel use. This application seeks to make alterations to the approved plans, only affecting the external parts of the buildings.

4.2. On this basis, it is only necessary to consider the impact of the proposed changes, rather than the whole proposal, as the principle of the extensions and the proposed change of use have already been established as acceptable by virtue of the previous permissions. The previous permissions remain extant and are a significant material consideration.

5. Heritage and design

5.1. The application site is located within the Camden Town Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area.

5.2. The application buildings are identified in the conservation area appraisal as making a positive

contribution to the character and appearance of the conservation area.

Alterations to fenestration

- 5.3. On the front elevation it is proposed to raise the height of the cills of the first floor windows at No. 12 (to allow a gap between the bottom of the cills and the fascia sign) and at Nos. 8, 10 and 10a it is proposed to raise the height of the cills of the second floor windows so that they sit a few bricks above the contrasting coloured brick course that runs horizontally across the front elevation. It is also proposed to alter the design of the dormer windows in the mansard roof so that they have flat roofs instead of curved.
- 5.4. Whilst the proposal to alter the cill heights would impact on the character and appearance of the host buildings, the changes are not considered to cause such harm so as to warrant a refusal of the application on this basis. It is considered that the resultant buildings would still retain a sense of proportion that is appropriate to their age and style. Leaving a gap above the fascia sign at No. 12 is welcomed in design terms and the changes to the dormer windows in the mansard roof are minor and would not affect the character and appearance of the buildings or the wider area.
- 5.5. At the rear, the proposed changes to the fenestration are more significant and they have undergone many changes throughout the course of the application. The key aim has been to retain a sense of the individual terraced buildings rather than the resultant rear elevation appearing as one large mass, albeit the rear elevation is being largely re-built to include the approved first and second floor rear extensions.
- 5.6. The proposed fenestration layout at the rear is now considered to be acceptable. It does not reflect the original fenestration layout; however, that would be unfeasible given the irregularity of the existing/original rear elevation and also the fact the rear elevation is being made larger in area as a result of the approved extensions. It is considered that the proposed window layout, combined with the downpipes, offers a sense of the individual terraced buildings and the solid to void ratio is considered to be appropriate to the building, albeit some of the openings are larger than they might have been originally. The Juliet balconies are also a modern feature, but on balance, these are considered to be acceptable as they are to the rear, on modern fabric, and not visible in the public realm.
- 5.7. This application initially proposed aluminium windows at the rear, but all fenestration will now be painted white timber to be in keeping with local context.
- 5.8. The proposed dormers in the mansard roof have also been altered so that they are more modern in appearance. This is considered to be acceptable, on balance, given that they are at the rear of the building and not visible in the public realm. The width of the dormers has been altered during the course of this application to ensure they reflect the windows on the lower floors.
- 5.9. The number of dormer windows has also increased from 5 to 7 to provide more windows for the internal rooms. This is considered to be acceptable as it does not result in a cluttered roofscape.

Zinc cladding for mansard roofs and staggered roof heights

- 5.10. The consented mansard roofs would have been constructed with natural grey slate; however, this application proposes to use zinc cladding instead. An Addendum to the Design & Access Statement (dated 11/07/2019) provides numerous examples of the use of zinc cladding elsewhere in the borough, including at 3-7 Bayham Street (application reference 2016/6394/P) which is also in the Camden Town Conservation Area. The proposed use of zinc cladding instead of natural slate is considered to be acceptable on the basis that it would not harm the character and appearance of the host building or the wider area.
- 5.11. The plans have also been revised to ensure that the rooflines between the different

properties are staggered, which reflects the different parapet heights and is more in keeping with the historical development of the terrace whereby each building would have been built separately and not necessarily at the same height as its neighbour.

Addition of chimneys

5.12. It is proposed to add chimneys to the application buildings. The proposed chimneys would have differing heights (to reflect the staggered roof heights) and would be constructed from reclaimed brick with terracotta clay pots. The proposal to add chimneys is considered to be acceptable as they will also add to the sense of the individual terraced buildings rather than the resultant buildings appearing as one large mass.

Alterations to shopfront at No. 8 to match Nos. 10-12

5.13. The proposed alterations to the shopfront at No. 8 are considered to be acceptable. The shopfront would retain a traditional appearance with the stallriser and fascia and the proposal to match the shopfronts at Nos. 10-12 would create a uniform appearance in the streetscene.

5.14. To conclude this section, the proposed works are considered to be in keeping with the character and appearance of the host buildings, the streetscene and the wider area and it is not considered that the proposals would impact harmfully on the significance of the Camden Town Conservation Area. The proposal therefore accords with the aims of Policies D1, D2 and D3 of the Camden Local Plan 2017.

6. Impact on neighbours

6.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

6.2. As noted above, the proposed extensions and change of use have already been granted permission and this application only needs to consider the impact of the proposed changes.

6.3. It is not considered that the proposed changes to the fenestration would impact on neighbouring properties. The windows to the front are only being altered slightly and at the rear, the proposed layout of the windows is being altered but there would be roughly the same number of windows in roughly the same positions. The size of the openings is increasing and Juliet balconies are being added to a number of the windows, but it is not considered that this change would lead to increased levels of overlooking to the properties at the rear sufficient to warrant a refusal of the application.

6.4. Similarly, there are an additional 2 dormer windows being added at roof level (there would be 7 instead of 5): however, it is not considered that this would lead to significantly increased levels of overlooking over and above the existing situation (i.e. the approved plans).

6.5. Using zinc cladding instead of natural slate and the addition of the chimneys would not impact on neighbouring amenity and neither would the creation of the staggered rooflines as the changes are not significant overall. The changes to the shopfront at No. 8 would not impact on neighbouring amenity either.

6.6. Concerns have been raised about disruption during the construction period. Policy A1 of the Local Plan seeks to mitigate the impact on neighbours and notes that a factor to consider is the use of Construction Management Plans. The section 106 legal agreement will secure a Construction Management Plan.

7. Other considerations

7.1. It is not considered that the proposed changes to the approved plans would impact on any other planning considerations that were relevant to the original applications (planning

references 2017/2852/P and 2018/0907/P).

Planning conditions and section 106 legal agreement

7.2. As the applicant may now choose to implement this permission instead of the two aforementioned permissions it is important to ensure that any relevant conditions from the previous permissions are attached to the new permission. The following table sets out which conditions are still required:

Subject	Comment
New works to match existing unless otherwise specified	It is necessary to ensure the proposed works are carried out to a high standard, appropriate to the conservation area.
Cycle storage	2x cycle parking spaces are required to be provided in association with the change of use to hotel. (Details are requested prior to occupation)
Details of waste storage	Details of waste storage are required to ensure that sufficient provision is made for the storage of waste on site and that waste storage would not have an unacceptable impact on the surrounding area. (Details are requested prior to occupation)
Noise levels	No sound emanating from the premises should be audible at neighbouring properties between 2300 hours and 0700 hours.
26 bedroom limit for the hotel use	It is important to ensure that the hotel use does not further intensify without the proper controls being put in place to mitigate the impact on the surrounding area.

7.3. It is also considered to be necessary to attach a planning condition to ensure that the second floor flat roof is not used as a roof terrace for guests of the hotel as this would be harmful to neighbouring amenity, especially as guests may want to use the terrace at anti-social hours. A suitable condition is recommended.

7.4. Planning permission 2017/2852/P was granted subject to a section 106 legal agreement which secured the following:

- Car-free development
- Construction Management Plan
- Highways and streetworks contribution

7.5. The highways and streetworks contribution has been paid and therefore the section 106 legal agreement attached to this new permission only needs to secure car-free development and a Construction Management Plan.

Adjacent basement development

7.6. It is noted that the application site adjoins a number of other sites where basement extensions have been proposed and there is concern that the rights conferred by the Use Classes Order (UCO) and the General Permitted Development Order (GPDO) could result in a large and intensified use across several sites. This can however be controlled through a planning condition to prevent the basements being combined without planning permission, to ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining

occupiers or users of the area generally, and to prevent the intensification of the use on site through the amalgamation of multiple planning permissions. A suitable condition is suggested. A similar condition has been suggested for the basement application at No. 6 Kentish Town Road (application reference 2019/4617/P) which is pending determination at the moment.

Recommendation: Grant conditional planning permission subject to section 106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9th March 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/0474/P
Contact:
Tel: 020 7974
Date: 28 February 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Allen Sacbuker
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
8-12 Kentish Town Road
London
NW1 9NX

Proposal: Roof extension, first and second floor rear extensions and change of use of the upper floors (Nos. 10-12) from ancillary accommodation associated with the restaurant (Class A3) to hotel (Class C1) [alterations to approved application references 2017/2852/P, dated 03/08/2017 (Nos. 10-12) and 2018/0907/P, dated 17/07/2018 (No.8)]

Drawing Nos: E400 Rev P-01; E001; E002; E003; E004; E005; E101; E102; E103; P000; P001; P002 Rev PL-01; P003 Rev PL-01; P004 Rev PL-01; P005 Rev PL-01; P006 Rev PL-01; P101 Rev PL-01; P102 Rev PL-03; P103 Rev PL-01; Design & Access Statement (undated); Addendum dated 11/07/2019; Addendum dated 11/10/2019; Addendum dated 14/02/2020.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: E400 Rev P-01; E001; E002; E003; E004; E005; E101; E102; E103; P000; P001; P002 Rev PL-01; P003 Rev PL-01; P004 Rev PL-01; P005 Rev PL-01; P006 Rev PL-01; P101 Rev PL-01; P102 Rev PL-03; P103 Rev PL-01; Design & Access Statement (undated); Addendum dated 11/07/2019; Addendum dated 11/10/2019; Addendum dated 14/02/2020.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof at second floor level shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1, and D2 of the Camden Local Plan 2017.

- 5 Prior to occupation, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the hotel, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation, 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 hotel and permanently retained thereafter.

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, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 7 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, CC1, TC1, TC2, TC4 of the London Borough of Camden Local Plan 2017.

- 8 The hotel extensions shall be implemented in accordance with the plans hereby approved, in terms of the layout and operation, to provide 26 hotel bedrooms only and the extensions shall not be used as any other use ancillary to the hotels operation.

Reason: To ensure that the overall occupancy and nature of the hotel operation does not intensify to safeguard the highway conditions and safety of the wider area and to safeguard the amenities of the neighbouring residential premises and the area generally in accordance with the requirements of policies G1, T4 and A1 of the Camden Local Plan 2017.

- 9 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders revoking and re-enacting those orders with or without modification) the basement space shall only be used for purposes ancillary to the hotel use and for no other purposes whatsoever and shall not be used as part of any other adjacent planning unit.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally, and to prevent the intensification of the use on site through the amalgamation of multiple planning units, in accordance with the requirements of policies G1, D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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).

- 3 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 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.
- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
- 7 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate