

PLANNING COMMITTEE

THURSDAY, 14 NOVEMBER 2019 AT 7.00 PM
THE COUNCIL CHAMBER, CROWDALE CENTRE, 218 EVERS HOLT STREET,
LONDON, NW1 1BD

Enquiries to: Dan Rodwell, Committee Services
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MEMBERS

Councillor Heather Johnson (Chair), Regent's Park (L)
Councillor Flick Rea (Vice-Chair), Fortune Green (LD)
Councillor Danny Beales, Cantelowes (L)
Councillor Marcus Boyland, Gospel Oak (L)
Councillor Oliver Cooper, Hampstead Town (C)
Councillor Adam Harrison, Bloomsbury (L)
Councillor Samata Khatoon, St Pancras and Somers Town (L)
Councillor Jenny Mulholland, Gospel Oak (L)
Councillor Andrew Parkinson, Froggnal and Fitzjohns (C)
Councillor Lazzaro Pietragnoli, Camden Town with Primrose Hill (L)
Councillor Nazma Rahman, West Hampstead (L)
Councillor Georgie Robertson, King's Cross (L)
Councillor Peter Taheri, West Hampstead; (L)
Councillor Sue Vincent, Holborn and Covent Garden (L)
Councillor Anna Wright, Highgate (L)
Councillor Abi Wood, Haverstock (L)

There are no named substitutes.

L = Labour, C = Conservative, LD = Liberal Democrat

If you would like to make representations to the Committee on items contained in this agenda, please see the guidance notes at the end of the agenda pages.

Issued on: Wednesday, 6 November 2019

CROWDALE CENTRE FIRE/EMERGENCY EVACUATION PROCEDURE

If the fire alarm sounds continuously, or if you are instructed to do so, leave the building quickly and calmly by the nearest available exit. Do not stop to collect personal belongings. Fire exit doors are clearly marked and lead via the staircases to Crowndale Road or Eversholt Street.

Do not use the lifts. If you are a wheelchair user or have a mobility problem which prevents you from using the staircases, please proceed to the lift lobby area where you will be evacuated from the building.

Do not wait immediately outside the building – proceed to Oakley Square and await further instructions.

MEETINGS IN CAMDEN

Everyone is welcome to come to the public meetings in Camden and agendas for these meetings are available in advance on the Council's website at www.camden.gov.uk. If you are interested in a particular item being considered at a meeting and you wish to speak (called making a deputation), please write to the Committee Officer listed on the front of the agenda. The deadline for deputation requests for this meeting is **9am on Wednesday, 13 November 2019**.

The Council is allowed to discuss some items in private, although this does not happen often – any such items will be discussed at the end of the meeting and you will be asked to leave at this point.

Members of the public have a right to film, record or photograph public meetings for reporting purposes. This does not apply to any of the Council's meetings which are private or not open to the public. Laws on public order offences and defamation still apply, and you should exercise your rights with responsibility. Please respect the views of others when reporting from a meeting.

You may be asked to stop filming, photographing or recording a meeting if the Chair feels that the activity is disrupting the meeting.

This meeting will be webcast and can be watched live or viewed for six months afterwards at www.camden.gov.uk/webcast. If you are attending a meeting but do not wish to appear on the webcast you are advised to sit in the public gallery.

If you have any views or questions about meetings at Camden Council please call Committee Services on 020 7974 1915.

WEBCASTING NOTICE

This meeting will be filmed by the Council for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for 6 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you make a representation to the meeting you will be deemed by the Council to have consented to being filmed. By entering the body of the Chamber you are also consenting to being filmed by Camden and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you do not wish to have your image captured you should sit in the public gallery area.

In addition, the Council is obliged by law to allow members of the public to take photographs, film, audio-record, blog or tweet the proceedings at public meetings. The Council will only seek to prevent this should it be undertaken in a disruptive or otherwise inappropriate manner.

We have a privacy notice that explains our use of webcasting data which you can see at <https://www.camden.gov.uk/ccm/content/council-and-democracy/decision-making/webcasts-of-council-meetings.en>

If you have any queries regarding webcasting or the recording of meetings by the public, please contact the webcasting co-ordinator on 020 7974 5653.

**PLANNING COMMITTEE
14 NOVEMBER 2019**

THERE ARE NO PRIVATE REPORTS

PLEASE NOTE THAT PART OF THIS MEETING MAY NOT BE OPEN TO THE PUBLIC AND PRESS BECAUSE IT MAY INVOLVE THE CONSIDERATION OF EXEMPT INFORMATION WITHIN THE MEANING OF SCHEDULE 12A TO THE LOCAL GOVERNMENT ACT 1972, OR CONFIDENTIAL WITHIN THE MEANING OF SECTION 100(A)(2) OF THE ACT.

AGENDA

Wards

1. APOLOGIES

2. DECLARATIONS BY MEMBERS OF PECUNIARY AND NON-PECUNIARY INTEREST IN RESPECT OF ITEMS ON THIS AGENDA

Members will be asked to declare any pecuniary or non-pecuniary interests in respect of items on this agenda.

3. ANNOUNCEMENTS

Webcasting of the Meeting

The Chair to announce the following: "In addition to the rights by law that the public and press have to record and film public meetings, I would like to remind everyone present that this meeting will be broadcast live by the Council to the Internet and can be viewed on our website for six months after the meeting. After that time, webcasts are archived and can be made available on DVD upon request.

If you are seated in the Chamber it is likely that the Council's cameras will capture your image and you are deemed to be consenting to being filmed and to the use of those images and sound recordings for webcasting and/or training purposes. If you are addressing the Committee your contribution will be recorded and broadcast unless you have already indicated that you do not wish this to happen.

If you wish to avoid appearing on the Council's webcast you should move to one of the galleries."

Any Other Announcements

4. REPRESENTATIONS TO THE COMMITTEE

(i) Written Communications

The Committee will be asked to receive written submissions in respect of items on the agenda, if any.

(ii) Deputations

The Committee will be asked to receive requests for deputations in respect of items on the agenda, if any.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

6. MINUTES

To consider the minutes of the meeting held on 19th September 2019. (Pages 31 - 42)

7. PLANNING APPLICATIONS

Report of the Executive Director Supporting Communities. (Pages 43 - 44)

7(1) FLAT 1, 226 FINCHLEY ROAD, LONDON, NW3 6DH

Frognaal and Fitzjohns

Application No: 2019/1991/P **Officer:** Sofie Fieldsend

(Pages 45 - 80)

Proposal: Demolition of existing conservatory and erection of single storey rear extension for Flat 1.

RECOMMENDATION: Grant conditional planning permission.

7(2) FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON, NW3 1PD

Hampstead Town

Application No: 2019/2375/P **Officer:** David Fowler

(Pages 81 - 166)

Proposal: Change of use of the site from a police station (sui generis) to a one-form entry school (Use Class D1) for 210 pupils and business/enterprise space (Class B1) including alterations and extensions to the rear and associated works.

RECOMMENDATION: Grant conditional planning permission subject to a Section 106 legal agreement.

7(3) RELATED APPLICATION

Application No: 2019/2491/L

Proposal: Change of use of the site from a police station (sui generis) to a one-form entry school (Use Class D1) for 210 pupils and business/enterprise space (Class B1) including alterations and extensions to the rear and associated works.

RECOMMENDATION: Grant conditional listed building consent.

7(4) 115 -119 CAMDEN HIGH STREET, LONDON, NW1 7JS

Application No: 2019/3138/P **Officer:** Kristina Smith

**Camden
Town with
Primrose
Hill**

Proposal: Demolition of existing two storey building and erection of a part-four, part-five storey building (plus a plant room at roof level and enlargement of existing basement) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.

(Pages 167 -
272)

RECOMMENDATION: Grant conditional planning permission subject to a Section 106 legal agreement.

7(5) EDINBORO CASTLE, 57 MORNINGTON TERRACE, LONDON, NW1 7RU

Application No: 2019/3522/P **Officer:** Alyce Jeffery

**Regent's
Park**

Proposal: Erection of 2 temporary marquees to pub garden (Class A4) for period of 28th November 2019 – 3rd January 2020.

(Pages 273 -
292)

RECOMMENDATION: Grant conditional planning permission.

7(6) 53-55 CHALTON STREET AND 60 CHURCHWAY, LONDON, NW1 1HY AND 70 CHURCHWAY, LONDON, NW1 1LT

Application No: 2016/5266/P **Officer:** Thomas Sild

**St Pancras
and Somers
Town**

Proposal: 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

(Pages 293 -
360)

building plus basement with rear garden and roof terrace at 1st floor level, comprising 4x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class) to allow for offsetting of residential accommodation (following demolition of existing building).

RECOMMENDATION: Grant conditional planning permission 2016/5266/P subject to a Section 106 legal agreement.

7(7) RELATED APPLICATION

Application No: 2016/3174/P

Proposal: 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).

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

8. ANY OTHER BUSINESS THAT THE CHAIR CONDERS URGENT

AGENDA ENDS

The date of the next meeting will be Thursday, 19 December 2019 at 7.00 pm in the Council Chamber, Crowndale Centre, 218 Eversholt Street, London, NW1 1BD.

Agendas and reports for this meeting will be available from 5pm on Wednesday, 11 December 2019 at www.camden.gov.uk/democracy or by contacting Sola Odusina, tel: 020 7974 6884 or planningcommittee@camden.gov.uk

Use Classes (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended))

The table below is a summary of Use Classes (as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended))

There are extensive rights to change between Use Classes. Where those rights are relevant to the consideration of a particular application, they are set out in detail in the attached Officers' Reports.

Use class	Use
A1 shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 financial & professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops.
A3 restaurants & cafes	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 hot food takeaways	For the sale of hot food for consumption off the premises.
B1 business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 general industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 storage or distribution	This class includes open air storage.
C1 hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C3 dwellinghouses	Use as a dwellinghouse (whether or not a main residence) by <ul style="list-style-type: none"> a) A single person or by people to be regarded as forming a single household b) Not more than six residents living together as a single household where care is provided for residents; or c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4)

C4 small houses in multiple occupation	small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1 non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2 assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.