

Application ref: 2018/4014/P  
Contact: John Diver  
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Date: 28 August 2020

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

Phone: 020 7974 4444

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

**SJT ASSOCIATES**  
15 Maiden Lane  
London  
WC2E 7NG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Tapping the Admiral Public House**  
**77 Castle Road**  
**London**  
**NW1 8SU**

Proposal:

Erection of mansard roof extension at third floor level and refurbishment of upper floors to form 3x flats for ancillary short-term residential accommodation associated with retained public house at ground and basement levels (Class A4). Associated works including replacement of windows with double glazed timber sash windows, creation of terraces at first and third floor levels, relocation of condenser unit and erection of ground floor bin and cycle stores.

Drawing Nos: (Prefix: 2305\_S0) 01 Rev A, 02, 03, 04, 05, 06, 07, 08, 09 ; (Prefix: 2305\_P0) 01 Rev D, 02 Rev F, 03 Rev E, 04, 05, 06, 07, 08, 09, 10; Air Quality Assessment (ref. J0122/1/F1 dated 11/01/2018); Noise & Vibration Impact Assessment Report (ref.14104.NVA.01 dated 20/04/2016); Planning Statement dated 03/12/2019; Sustainable Energy Statement (V1 dated 11.05.18); Building Regulations Part L1B report (ref. SJTA1456 dated 09.05.18); Design and Access Statement prepared by SJT Associates Rev F

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

Condition(s) and Reason(s):

- 1 The development hereby permitted 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 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 2305\_S0) 01 Rev A, 02, 03, 04, 05, 06, 07, 08, 09; (Prefix: 2305\_P0) 01 Rev D, 02 Rev F, 03 Rev E, 04, 05, 06, 07, 08, 09, 10;

And the following supporting documents: Air Quality Assessment (ref. J0122/1/F1 dated 11/01/2018); Noise & Vibration Impact Assessment Report (ref.14104.NVA.01 dated 20/04/2016); Planning Statement dated 03/12/2019; Sustainable Energy Statement (V1 dated 11.05.18); Building Regulations Part L1B report (ref. SJTA1456 dated 09.05.18); Design and Access Statement prepared by SJT Associates Rev F

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Typical details including elevation and sections at 1:10 of replacement windows (including jambs, head and cill),

b) Typical details including elevation and sections at 1:10 of new entrance doors and balustrade to first floor walkway;

c) Manufacturer's specification details or a sample of new roof tiles;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 5 Prior to first occupation of the dwellings hereby approved, detailed plans and section showing the location, angle 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.

Reason: To ensure the development provides adequate on-site renewable energy facilities in a manner that remains sensitive to the host building in accordance with the requirements of Policy G1, CC1, CC2, D1 and D2 of the London Borough of Camden Local Plan 2017

- 6 Prior to first occupation of the dwellings hereby approved, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ceiling separating the ground floor public house parts of the premises from noise sensitive dwellings above as well as between floor/ceilings of adjoining flats. Details shall demonstrate that the sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

The development shall otherwise be carried out in strict accordance with the recommendations set out within the Noise & Vibration Assessment Report (ref: 14104.NVA.01.Rev.A) hereby approved. The noise attenuation measures recommended (i.e. to windows of upper floors) shall each be installed prior to the first occupation of any of the dwellings hereby approved and shall be retained as such and maintained in line with manufacturers specification in perpetuity.

Reason: To safeguard occupiers of the approved dwellings from a loss of amenity by reason of noise and vibration and to help ensure the long term viability of the ground floor public house use, in accordance with the requirements of policies G1, A1, A4, C4 and TC4 of the London Borough of Camden Local Plan 2017

- 7 The dwellings hereby approved shall not be occupied until such a time as an Odour Management Plan (OMP) has been submitted to and approved in writing, by the Local Planning Authority. The OMP shall set out details of how the kitchen extract shall be maintained to avoid harmful impacts to residents by setting out details of cleaning, maintenance, filter replacements and servicing commitments in accordance with manufactures recommendations. The OMP should include a servicing commitment, confirming when work is to be undertaken and the date of the next scheduled cleaning / maintenance / service requirement. A log of these activities should be kept up to date and remain on the premises all times and be made available upon request by visiting officer from the LBC. The use of the kitchen extract shall thereafter be carried out in strict accordance with the approved OMP.

Reason: To safeguard occupiers of approved and neighbouring premises and

the area in general does not suffer a loss of amenity by reason of odour nuisance, in accordance with the requirements of policies A1 and TC4 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

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, CC3 of the London Borough of Camden Local Plan 2017.

- 9 Should the implementation of the development hereby approved require the temporary closure of the ground floor public house to facilitate construction, the flats hereby approved shall not be occupied until such a time as the ground floor public house use (A4) has been reopened for business to the public following the completion of works.

Reason: To ensure the long term viability of the ground floor public house use as well as to safeguard occupiers of the approved dwellings from a loss of amenity by reason of noise and vibration, in accordance with the requirements of policies G1, A1, A4, C4 and TC4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission. [Delegated]

The host property had suffered from its historic usage, being an illegal squat and then laying vacant for many years prior to the existing landlord taking over the property and reopening the pub at ground floor level. Since this point, no refurbishment to upper floors have taken place as the pub use is fully contained and successfully operates at GF and basement levels only. This was acknowledged by CAMRA who awarded the GF 'lock-up' pub with the 'North London Pub of the Year Award' three times. Though the upper floors would have historically been accommodation ancillary to the pub, the existing landlord does not reside at the property and all other use of upper floors is abandoned due to its dangerous condition. The proposed refurbishments and extension would allow for the upper floors to be brought back into a productive use, generating an additional income for the pub via rentals for guests and short term letting. This is a common and historic relationship for public houses and would improve the longevity of the locally listed building as well as the viability of the public house. Due to the external stair, the works would not result in the loss of any floor space from the pub.

Given the above, officers note that it would remain very unlikely for the significant investment required to restore the upper floors to come about without such a scheme of extension and refurbishment, and that the works would not be detrimental to the long term viability of the pub. Conversely, the development would allow for the entire property to be refurbished and enhanced, avoiding potentially irreparable damage given its current state and

level of investment required. This is also reflected by the multiple letters of support received from local residents.

The external alterations, repairs and roof extensions have all been designed sensitively to the host building and are considered to enhance its appearance as well as that of the local area. The refurbishment of upper floors are welcomed as they will ensure the long term future retention of the locally listed building and secure its optimum viable use as confirmed by the Council's conservation team. Notwithstanding, conditions are recommended for final design details and materials to be secured.

The three new flats would be self-contained, however, access would be through the public house during the day and the units would be operated as part of the public house business. Each would be dual aspect and benefit from plenty of natural light and wide outlooks. Their internal areas each exceed the minimum national housing standards. Noise transfer from the pub, plant equipment, railway as well as across units had been an initial concern. However, after reviewing the submitted noise impact assessment, the Council's Environmental Health Noise team are satisfied that, subject to attenuation measures secured by conditions, each flat will not be disturbed from noise, vibration or odour. None of the units would be wheelchair adaptable however given the constrained site this remains unfeasible and so is not objectionable.

- 2 Given the site's location and scope of development, the construction works would not result in any detrimental impact upon the highway as confirmed by the Council's Transport team. In order to ensure that the units do not exacerbate traffic conditions a car free obligation is required. The cycle parking provision is below policy standards. However, given that the fully comply would require the loss of pub space and the very high PTAL score of the site; this is not required in this instance.

Given the scope and siting of development, the proposed works would not result in a harmful loss of outlook, privacy or light to any neighbouring resident. Similarly, the works would not exacerbate any issues of noise or disturbance to the detriment of neighbours.

A submitted energy and sustainability statement shows that the scheme has been designed to increase energy efficiency and reduce carbon emissions following the energy hierarchy in line with policy requirements. A condition is apply to secure details of the PV cell provision. To reduce water consumption, conditions for saving appliances to be installed are recommended. The applicant has confirmed that the final fit out of the units will be completed in line with advice received from the Designing Out Crime officer.

Following public consultation, letters of support were received from four local residents, with no objection raised. The sites planning history was considered when forming these recommendations. As such, the proposed development is in general accordance with policies H1, H4, H7, C5, C6, A1, A4, D1, D2, CC1, CC2, T1 and T2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the NPPF 2019

- 3 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 7 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPe', is positioned in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment