

Application ref: 2020/0448/P
Contact: Ben Farrant
Tel: 020 7974 6253
Email: Ben.Farrant@camden.gov.uk
Date: 13 November 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

JMS Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
IP19 0JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Ground and basement levels
23 Euston Road
London
NW1 2SB

Proposal:

Change of use from a bank (Class A2) to ancillary hotel space (Class C1) with associated external alterations to ground floor fenestration and external forecourt railings along Belgrove Street.

Drawing Nos: Location Plan, 15-01-01, 15-01-02, 15-11-01_Rev.B, 15-11-02, 15-12-01_Rev.A, 15-12-02_Rev.A, 15-12-03_Rev.A, ID_MGT_3.13, ID_MGT_3.17, ID_MGT_3.10

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 policies 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: Location Plan, 15-01-01, 15-01-02, 15-11-01_Rev.B, 15-11-02, 15-12-01_Rev.A, 15-12-02_Rev.A, 15-12-03_Rev.A, ID_MGT_3.13, ID_MGT_3.17, ID_MGT_3.10.

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

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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

- 5 The 2 on-site cycle storage spaces shall be provided in their entirety prior to the first occupation of the development hereby approved and shall be 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.

Informative(s):

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

The site is located within the King's Cross Central London Frontage, where it is within the primary shopping frontage. In these areas the Council seeks to retain retail (Class A1) units where possible. In this instance the site contains the former Barclays bank (Class A2) which is now vacant. There is no policy protection for retaining A2 uses, and whilst the Council would encourage a retail element, a number of 'town centre' uses could be considered appropriate on this site (given there would be no loss of existing retail unit).

Para.9.32 of the Camden Local Plan provides a list of appropriate town centre uses, including hotels (Class C1). The change of use to ancillary hotel

floorspace, which incorporates a bar and restaurant, is considered to be acceptable in this instance within this Central London Frontage. Whilst an extension to the existing hotel space, the property would function in a similar way to a restaurant (Class A3). This could attract more noise into the evening and more pedestrian activity to the area at different times to the existing A2 use. However, given the location within the King's Cross Central London Frontage and the busy context of Euston Road, and subject to the condition ensuring no audible music, it is considered that this would not result in harm to residents within the area.

In design terms, the proposal has been amended since the original submission to remove reference to retractable awnings, boundary trellis and fixed patio heaters. The scheme now only involves alterations to the fenestration and railings and formation of an outside terrace area on the forecourt along Belgrove Street. This would retain the existing railing boundary treatment and would not result in harm to the character and appearance of the property or surrounding conservation area. The alterations are considered to be acceptable in design terms. Whilst the existing level access would be removed to form the extended terrace, level access could still be achieved to the new terrace through the existing entrance to the hotel on Belgrove Street.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Transport for London have requested the attached informative regarding construction access. Given the scale of the proposed works and numbers of proposed additional staff members, a Construction Management Plan and Local Travel Plan would not be required in this instance.

2 long stay cycle parking spaces (for staff) have been provided internally at basement level with lift access. This is considered to be acceptable. As the site does not have capacity for short-stay cycle parking, a contribution for storage on the public highway has been agreed. 9 Sheffield stands are required in total at a cost of £255 (totalling £2,295) which has been secured by S106 legal agreement.

The proposal is considered to not result in undue harm to neighbouring amenities. A condition is attached to ensure music is not audible to surrounding premises and area.

No objections were received following public consultation on the scheme. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies T1, TC2, TC4, D1, D2, A1 and A4 of the Local Plan (2017), The London Plan 2016, and National Planning Policy Framework 2019.

- 3 You are advised that Euston Road forms part of the Transport for London Road Network (TLRN). The footway and carriageway must not be blocked during the development. All vehicles associated with the development must only park /

stop at permitted locations and within the time periods permitted by existing on-street restrictions. In the event that any Red Route dispensations are sought, these must be agreed with TfL in writing before the work.

Should the applicant wish to carry out any work that would require a highway licence, for example for scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL. Please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>

- 4 You are reminded that this decision does not relate to the external signage shown on the plans hereby approved and that these require separate advertisement consent.
- 5 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.
- 6 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.

- 7 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.
- 8 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

- 9 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.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment