

Application ref: 2020/3495/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 25 January 2021

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

Jan Kattein Architects
277 New North Road
London
N1 7AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address: **121-123, 124, 126-130, 131 and 133-135
Drummond Street
London
NW1 2HN**

Proposal: Erection of five de-mountable sheltered and green public seating areas to occupy a number of car parking spaces adjacent to the Drummond Street/North Gower Street junction and the eastern stretch of Drummond Street between North Gower Street and Cobourg Street.

Drawing Nos: Site Location Plan; Block Plan I; 178-121 Rev A; 178-124 Rev A; 178-125; 178-126; 178-131; 178-132; 178-133; 178-200; SK001; SK002; SK005;

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

Condition(s) and Reason(s):

- 1 The seating structures hereby permitted shall be completely removed and the land restored to its formal condition on or before 2 years from the date of initial construction.

Reason: The type of structure is not such that the local planning authority is prepared to approve, other than for a limited period, in view of the location, use and detailed design of the structures to safeguard the requirements of policies D1, T1, T2 and T3 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Block Plan Rev I; 178-121 Rev A; 178-124 Rev A; 178-125; 178-126; 178-131; 178-132; 178-133; 178-200; SK001; SK002; SK005;

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

- 3 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).

- 4 The use of the seating areas hereby permitted shall not be carried out outside the following times 9am - 11pm.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 TC1, TC2, TC3 and TC5 of the London Borough of Camden Local Plan 2017.

- 5 'Sold-Secure' Approved Standard (Bronze or Silver) padlocks should be used to secure the units at all times when not in use.

Reason: In order to reduce the risk of illegal entering, Anti-social behaviour and use of the units in accordance with the requirements of policy C5 of the London Borough of Camden Local Plan 2017.

- 6 The seating structures hereby approved shall be maintained in a safe condition and shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 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 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.

- 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 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>.
- 6 Reason for granting permission-

Drummond street is facing significant challenges, with HS2 construction works around Euston Station which have displaced many customers and severed strategic connections to the street. The ongoing Covid-19 Pandemic has added to these issues and ongoing challenging trading conditions. Options and opportunities for this street have been in discussions for some time between local businesses and the Council and the design has been worked up with occupants of the retail and restaurant owners as well as local residents. This application seeks permission for five sheltered seating and planting areas to occupy a number of car parking spaces along Drummond Street. The Boundary for the location of these structures has been drawn to the northern side of Drummond Street from Hampstead Road to North Gower Street and to the Southern side of Drummond Street from North Gower Street to Coburg

Street. To accommodate the ongoing HS2 construction works, the seating areas are movable and flexible, within the proposed locations. Each seating area comprises 1m wide x 2m deep pre fabricated modules. The units can be bolted together to form a line on the road. Revisions have been received in line with Transport comments to position a planter at each end of the modules following safety concerns. All modules are fully accessible via an adjustable ramp with a shallow incline that bridges the gap between the seating area and the pavement surface. The seating areas would be managed by the local businesses who would be responsible to opening up the seating areas in the morning and closing them at night.

Each unit would be 3.3m in height (to its highest point) and the roof would slope down to 2.2m in height. They would be 2m wide and would be made from timber with polycarbonate panels to the sides. To the roof, there would be fabric shading strips in different colours, woven between metal rods and fixed to the roof frames. Whilst the main structure would be repeated along the proposal, there are to be a mix of planters and seating areas within the modules themselves. The roof form would alternate in angles along the length of the structure to create visual interest. The proposed structure would be set on the road to allow the depth of the pavement to be maintained.

The Council's Crime Officer has assessed the application and considers the proposal acceptable. At the end of each day, the traders will be responsible for locking up the units and securing the roof canvas to the structural uprights using a concealed fixing from inside this space, which will not be visible or easily reached from the outside. Such proposals are considered acceptable.

- 7 The proposals are seeking Temporary Permission for a period of 2 years which is considered a suitable timeframe to allow a trial of the use, impact due to the loss of parking spaces and longevity of the structure. The structure and detailed design of the proposals are well considered and provide a bold and welcomed addition to the streetscene. The modules allow for businesses to offer a unique experience for their customers and will act as a draw to the area. The structures are build and innovative and due to being located on the road itself, are not considered to detract from the wider streetscene in any way. The planting and seating areas would contribute to the vitality and viability of the area and are therefore, the proposal is considered to be acceptable in terms of its design and material that would have a neutral impact on the character and appearance of the streetscene in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Transport colleagues have considered the proposals and consulted the Met Police. It is advised that a Risk Assessment is conducted prior to implementation and subject to reflectors being added to each of the middle posts and four on all four end corners they raise no objection. A separate report is being prepared for the parking changes for a temporary traffic order which is being dealt with under separate Act Powers.

Due to the location on the road, they are not considered to result in harm to the amenity of neighbouring occupants in terms of sense of enclosure, overlooking, loss of privacy or loss of daylight/sunlight. As such, the proposal is in accordance with policy A1 of the Camden Local Plan 2017.

As such, the proposed development for the two year period is in general accordance policies A1, A3, D1, T1, T2, TC3 and TC5 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 8 You are reminded that you will need to ensure you have a valid tables and chairs licence prior to use commencing. Further information can be found at <https://www.camden.gov.uk/table-and-chairs-licence> or emailing tableandchairslicence@camden.gov.uk.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer