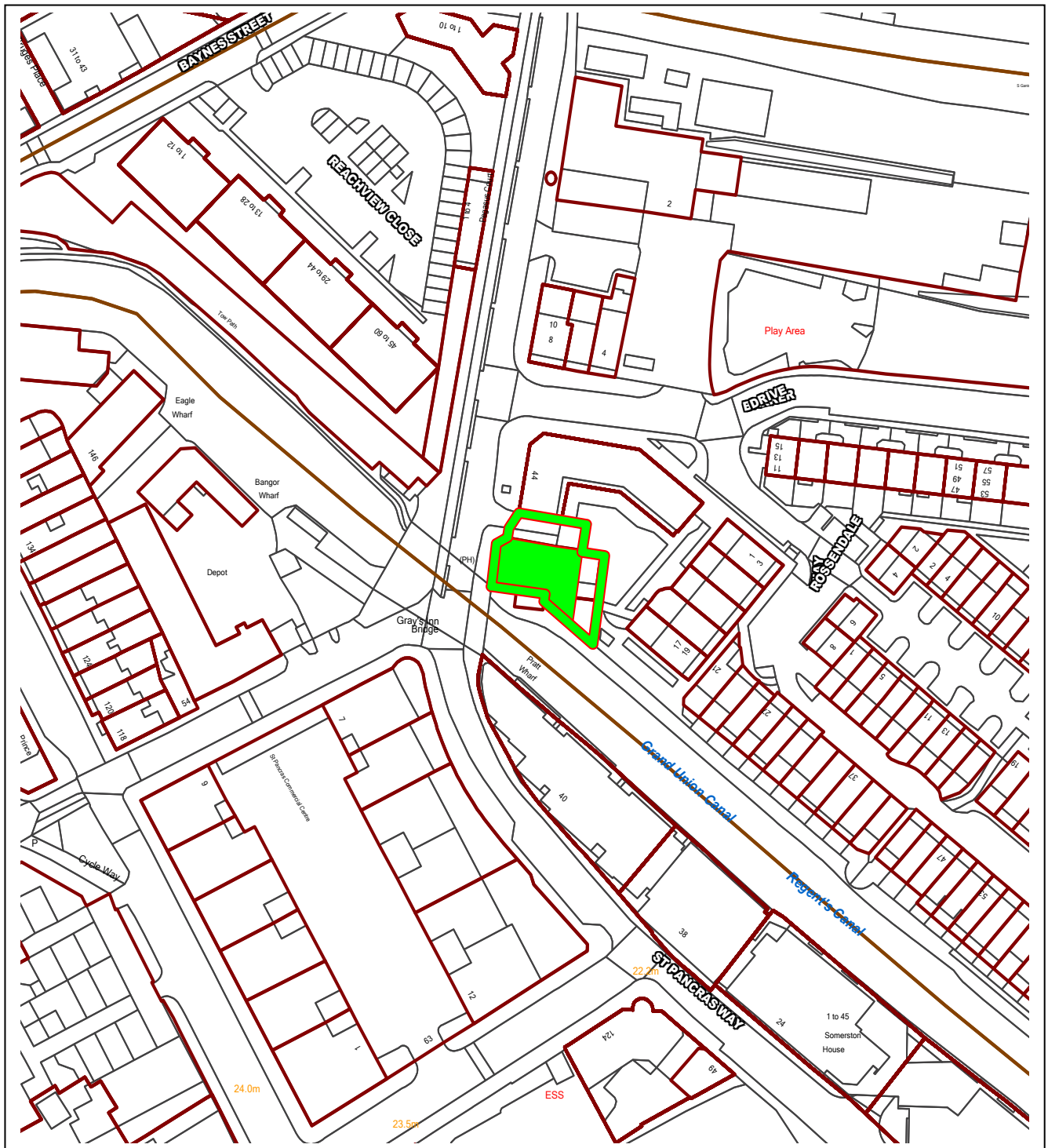


## 2021/5985/P – The Constitution, 42 St Pancras Way



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The Constitution, 42 St Pancras Way

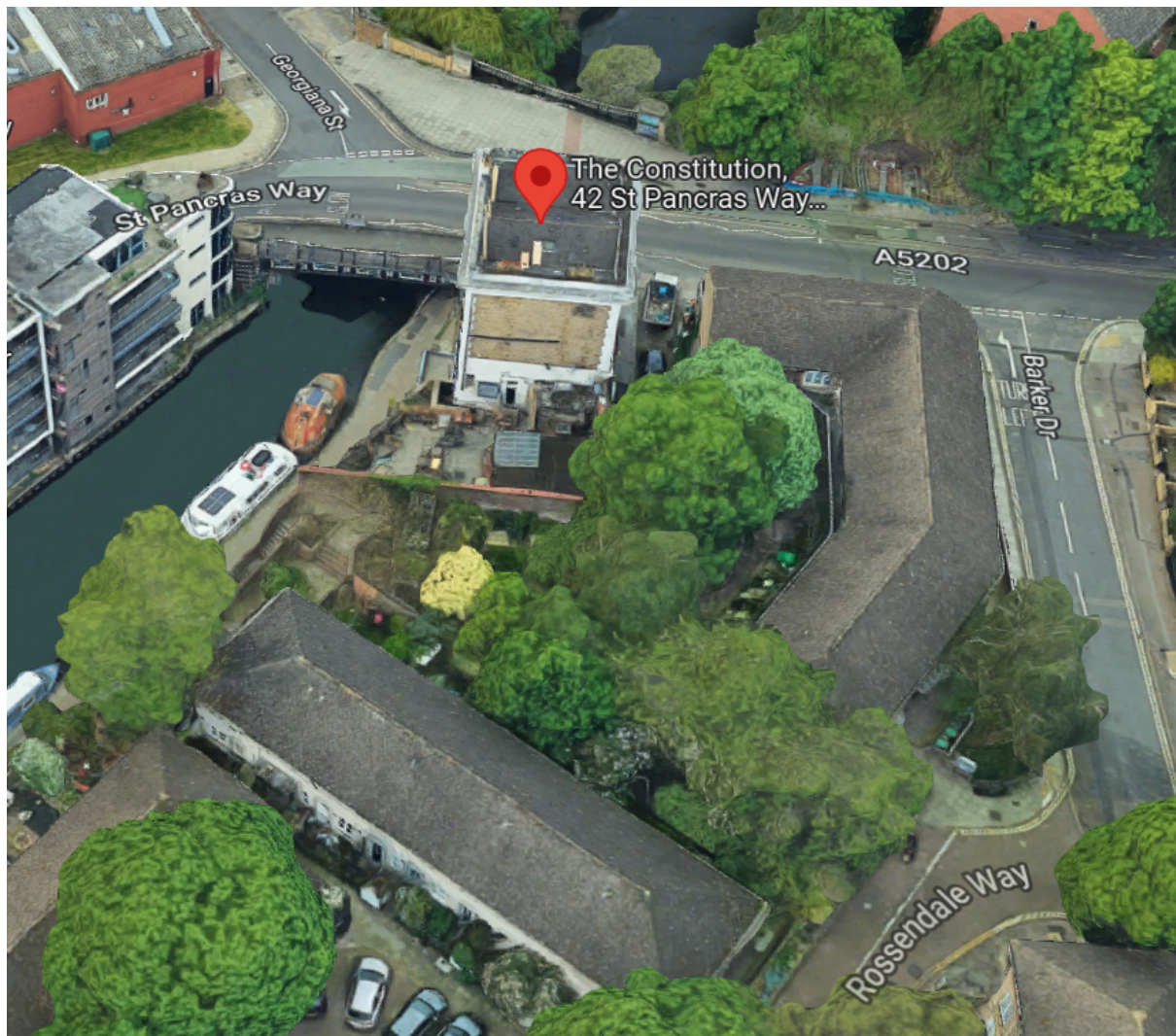


*Existing front (west) elevation*

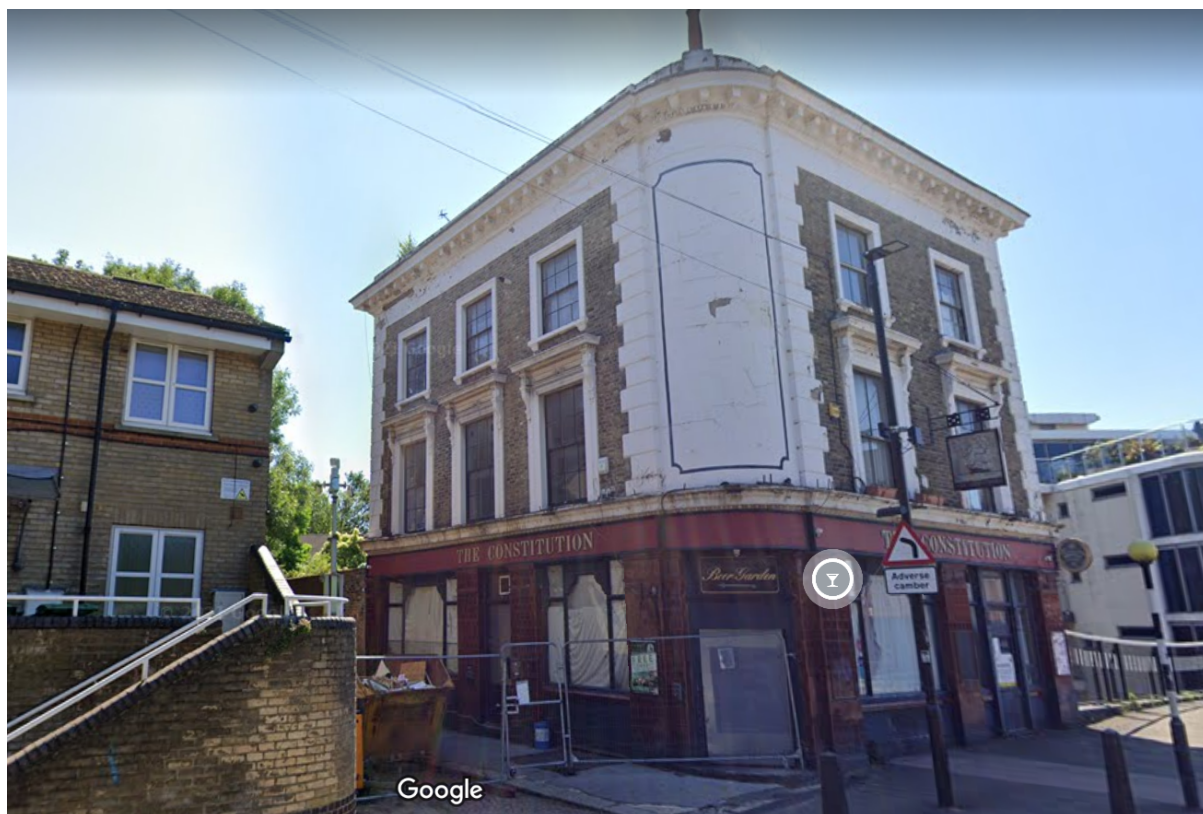


*Existing canal side elevation*





*Rear elevation/garden/boundary wall – showing relationship with dwellings to rear in Rossendale Way*



*East elevation (site of proposed single/two storey rear extension)*

|  |                            |  |                                     |                                       |                 |            |           |
|--|----------------------------|--|-------------------------------------|---------------------------------------|-----------------|------------|-----------|
| <b>Delegated Report<br/>(Members Briefing)</b>   |                            | <b>Analysis sheet</b>  |                                     | <b>Expiry Date:</b>                   |                 | 01/02/2022 |           |
|  |                            | N/A  |                                     | <b>Consultation<br/>Expiry Date:</b>  |                 | 14/02/2022 |           |
| <b>Officer</b>   |                            |  |                                     | <b>Application Number(s)</b>          |                 |            |           |
| Adam Greenhalgh  |                            |  |                                     | 2021/5985/P                           |                 |            |           |
| <b>Application Address</b>   |                            |  |                                     | <b>Drawing Numbers</b>                |                 |            |           |
| The Constitution Public House<br>42 St Pancras Way<br>London<br>NW1 0QT  |                            |  |                                     | Please refer to draft decision notice |                 |            |           |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>  | <b>Authorised Officer Signature</b> |                                       |                 |            |           |
|  |                            |  |                                     |                                       |                 |            |           |
|  |                            |  |                                     |                                       |                 |            |           |
| <b>Proposal(s)</b>   |                            |  |                                     |                                       |                 |            |           |
| Erection of single storey side and part single/part two storey rear extensions; provision of timber fenced enclosure on side yard to house bins; external alterations including new doors in side elevations, installation of air source heat pumps and condensers and associated ductwork and fans on roof. |                            |  |                                     |                                       |                 |            |           |
| <b>Recommendation(s):</b>  |                            | <b>Grant Conditional Planning Permission</b>   |                                     |                                       |                 |            |           |
| <b>Application Type:</b>   |                            | <b>Full Planning Application</b>   |                                     |                                       |                 |            |           |
| <b>Conditions or Reasons for Refusal:</b>  |                            | <b>Refer to Draft Decision Notice</b>  |                                     |                                       |                 |            |           |
| <b>Informatives:</b>   |                            |  |                                     |                                       |                 |            |           |
| <b>Consultations</b>   |                            |  |                                     |                                       |                 |            |           |
| <b>Adjoining Occupiers:</b>  |                            | No. of objections  |                                     | <b>01</b>                             | No. of supports |            | <b>03</b> |
| <b>Summary of consultation responses:</b>  |                            | <p>Letter of objection/concerns received from the residents association for flats 1 - 12, 44 St Pancras Way (The People and Places Group). Concerns raised as follows:</p> <ol style="list-style-type: none"> <li>1. Proposal would extend up to the boundary with the flats at 44 St Pancras Way and would cause noise and nuisance. The bin store immediately next to the flats would result in environmental health issues.</li> <li>2. Loss of outlook due to the proximity of the two storey rear extension to Elm Village flats</li> <li>3. Loss of privacy as a result of glazed first floor terrace</li> <li>4. Increased noise for occupiers of Elm Village flats</li> <li>5. Increased traffic at the site and in the area</li> <li>6. Loss of light at adjoining residential sites</li> </ol> |                                     |                                       |                 |            |           |

7. Smoke emissions (from barbeques)
8. Increased anti-social behaviour at the site and in the area
9. Green roof is 'cosmetic'
10. Inadequate consultation
11. Noise and nuisance during construction

**Officer response:**

1. *The extension next to the flats at 44 St Pancras Way would have a solid brick flank wall and it would house ancillary uses (e.g. toilets, glass washing). It would not generate significant noise in the area. The part single storey/part two storey rear extension would also have a brick wall onto the neighbouring flats and it would be set back from the communal gardens of the flats. It would not result in significantly increased noise emissions from the site. A Terrace Management Plan including the prohibition of playing amplified music on the terrace (to be secured by condition) would prevent excessive noise outbreak in the surrounding area. The bin store would reduce the likelihood of fly-tipping on the strip of land between the public house and the flats and it would be less likely that health hazards would arise if the bins are enclosed.*
2. *Sited 6.5m to the side of the nearest flat at 44 St Pancras Way, the two storey side wall of the rear extension would not significantly affect the outlook from the rear windows, balcony or garden. At the rear the two storey rear extension would be over 17.5m from the facing windows of the flats to the rear of the site and it would similarly not be unduly overbearing, over-enclosing or harmful to the outlook of the flats.*
3. *The two storey rear extension would have a solid brick wall on its north elevation, onto the adjoining flats. It would not result in any overlooking of any rooms, balconies or gardens to the north. To the rear the two storey extension has been set back from the boundary with the communal gardens of the flats and the provision of a 2m high opaque glazed screen on the boundaries with the flats would prevent any overlooking of any neighbouring rooms or gardens.*
4. *The Council's Environmental Health Team has scrutinised the proposals, including the Plant Noise Assessment, Patron Noise Assessment and Outdoor Terrace Management Policy. It is considered that the proposals would not result in unacceptable noise levels for the occupiers of neighbouring dwellings.*
5. *The proposals would not result in significantly increased traffic in the area. Customers and staff are expected to use sustainable methods of transport to access/leave the premises. The number, scale and frequency of delivery and servicing movements should not change*



*significantly when compared with those associated with the existing public house and associated uses.*

- 6. Sited 6.5m from the nearest flat at 44 St Pancras Way, the proposed two storey rear extension would not result in any obscuring of any habitable room windows or any undue overshadowing of any rooms or gardens.*
- 7. The existing beer garden can be used for barbeques and the proposal would not in itself give rise to a greater number, scale or frequency of barbecues.*
- 8. The green roof can be the subject of a planning condition to ensure that a satisfactory level of planting and maintenance is secured.*
- 9. Consultation has been undertaken in accordance with LB Camden and statutory requirements. Additionally, a meeting was held between the applicant, the Planning Officer and representatives of the Residents Association of the flats (1 – 12) 44 St Pancras Way, to discuss and address the residents' concerns.*
- 10. Noise and nuisance during construction will be controlled under the Construction Management Plan which will be required to be submitted and approved by the Council prior to commencement and adhered to during demolition and construction.*

## Site Description

The application relates to The Constitution pub which is a four-storey building (including basement) with garden. It is identified as a 'Positive Contributor' in the Regents Canal Conservation Area. It is not Listed or identified as a designated heritage asset in its own right but does form an important townscape marker on the canal and the bend in St Pancras Way.

Adjacent to the building, on its northern side, is a paved vehicular strip with a fence enclosing an external storage area.



*Existing building (west side), vehicular/storage strip, neighbouring housing and canal*

A two storey estate adjoins the northern and eastern boundaries of the site. The two storey flank wall of the adjoining residential building at 44 St Pancras Way abuts the vehicular strip on the northern side



of the site.

The communal garden of the two storey dwellings on Rossendale Way adjoins the eastern boundary of the site, with a tall brick wall separating the site from the communal gardens.

The boundary with the canal to the south is formed by a tall brick wall with railings on and the side (south) elevation of the building.

The existing building has a beer garden enclosed by the boundary wall and a single storey outbuilding behind the boundary wall adjacent to the communal garden of the flats.



*Existing building (south elevation) beer garden, outbuilding and boundary wall with adjoining communal gardens*

## Relevant History

**2015/4955/P** - Erection of a single storey rear extension accommodate toilets and BBQ, replacement of existing canopy roof to beer garden and the installation of kitchen ventilation extract to roof – granted 07/12/2015

**8701402** - Erection of a conservatory extension within beer garden – granted 18/02/1988

**8600002** - Approval of details of boundary walling gates and new entrance from canal towpath pursuant to condition 2 of planning permission granted by DoE on appeal (Ref:T/APP/X5210/A/85/029099/-8401789) by letter dated 15th October 1985 for the formation of a new beer garden – granted 02/04/1986

## Relevant policies

### National Planning Policy Framework 2021

### The London Plan 2021

### Camden Local Plan 2017

- Policy A1 Managing the impact of development
- Policy A3 Biodiversity
- Policy D1 Design
- Policy D2 Heritage
- Policy C4 Public Houses

Policy CC1 Climate change mitigation

Policy CC5 Waste

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy T3 Transport Infrastructure

**Camden Planning Guidance (CPG)**

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Transport (January 2021)

## Assessment

### 1. PROPOSAL

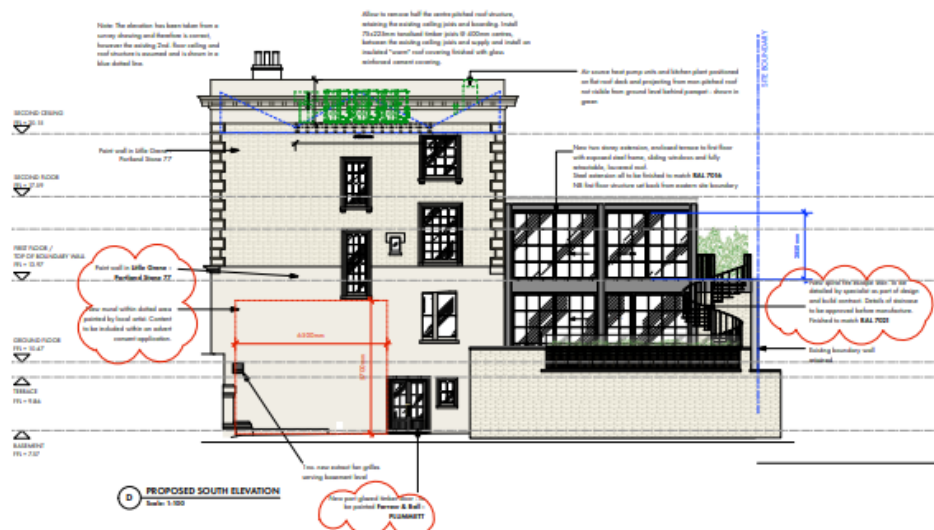
- 1.1 The proposals comprise four distinctive elements:
- (i) Erection of part single storey/part two storey rear extension and single storey side extension on yard. The former to provide additional space for customers on the ground and first floor (including a terrace with retractable roof on the first floor) and the latter to primarily provide new W.C.'s with an enclosed bin store in front. An external spiral staircase would be formed to enable access from the first floor terrace to the garden/patio.
  - (ii) Provision of replacement timber doors, making good of tiles, provision of lanterns and painted windows on front and side elevations of existing building
  - (iii) Part removal of roof/provision of new roof covering with kitchen plant and air source heat pump
  - (iv) Provision of raised decking on garden (to create level access with the ground floor level to the building). Provision of planting on boundary with canal
- 1.2 Other internal alterations are proposed to the existing building, such as the formation of a new staircase throughout, re-configuration of bar/trade/kitchen areas at basement, ground and first floor levels, but these do not require planning permission.

#### REVISIONS DURING THE COURSE OF THE APPLICATION:

- 1.3 Amendments to the design of the extensions and alterations have been undertaken during the course of the application following a meeting with the People and Places Group (the Residents Association for the adjoining flats, 1 – 12, 44 St Pancras Way) and following comments received from Conservation & Design Officer.
- 1.4 The first floor rear extension has been set back from the rear of the site to reduce the bulk of the addition and to prevent undue overlooking of the gardens of the neighbouring housing in Rosendale Way. The side elevation of the rear extension has been changed from glazing to brick, also in the interests of the traditional appearance of the building and to prevent perceived overlooking across to the houses on Barker Drive.
- 1.5 Details have been provided of access arrangements during construction and for servicing deliveries to the public house. Time restrictions have been included in submitted Construction Management and Delivery Servicing Plans.



Proposed west elevation



Proposed south elevation

## 2. ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation
- Amenity of neighbouring residential occupiers
- Transport
- Other benefits/access for all

## 2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.



2.2.2 The Regent's Canal Conservation Area Management Strategy advises that appropriate design for the conservation area should complement the appearance, character and setting of the existing buildings and structures, the canal, and the environment as a whole.

2.2.3 The proposed extensions would primarily have brick elevations onto the side and rear, where they would face the adjacent housing. The ground floor rear extension would sit behind the existing boundary wall. The first floor rear extension, due to its set back from the rear boundary and scale and material treatment would represent a subservient addition to the site which would preserve the character of the building and its contribution to the Conservation Area.

2.2.4 The single storey side extension, also with matching stock bricks, timber door with header and green roof, would not harm the character or significance of the building in the townscape.

2.2.5 Limited views would be available of the extensions from St Pancras Way, the canal or road bridge. The steel frame/glazed elevation on the south (canal) side and retractable louvred roof would be of a good architectural quality which would add to the visual quality of the rear of the building/site and not diminish the townscape or heritage merits of the building which primarily derive from the front and side elevations.

2.2.6 An Arboricultural Report has been submitted and this confirms that the proposal has no implications for the retention of neighbouring trees on the site of 44 St Pancras Way. There are no significant trees or plants on the site and so it is not considered necessary to impose a planning condition to require replacement trees. A condition is recommended to secure details of the green roof on the single storey side extension, in the interests of the appearance and biodiversity of this feature.

2.2.7 The raised decking to the patio and the rooftop plant would not be visible in the public domain. The existing wall and railings onto the canal would be retained. The proposals for the side and front elevations of the existing building would essentially reinstate the original features of the public house (doors, windows and tiles) and its contribution and role in the St Pancras Way streetscene and surrounding views would be retained.

2.2.8 Special regard has been attached to the desirability of preserving or enhancing 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.

### **2.3 Amenity of neighbouring residential occupiers**

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The provision of a solid wall onto the side elevation of the rear/side extension and the set-back from the rear at first floor level would control noise from the extension from disturbing neighbouring occupiers. The proposal would also be subject to an Outdoor Terrace Management Policy which would prevent the playing of amplified music on the first floor terrace, require CCTV and require that customers could not use the terrace after 11 p.m. These measures will further ensure that there is no unacceptable noise and disturbance for surrounding occupiers.

2.3.3 The re-configuration of the areas/uses within the existing building would not require planning permission and so these cannot be subject to similar planning control. However, the public house would require a licence to operate and the amenity and security of neighbouring residents would be considered as part of the licence application. The external area which is proposed to be raised by decking is already used as a garden and there would be no change in the use of this area or effects on neighbouring properties as it would sit well below the boundary walls.

2.3.4 New mechanical ventilation and odour control plant is proposed on the roof behind the parapet wall. A new high efficiency heating and cooling system will be installed using air source heat pumps, which extract heat from the air and result in lower carbon emissions than more traditional gas fired boilers. A Plant Noise Assessment has been submitted and the calculations show that the noise emission levels of the plant strategy meet the Local Authority criteria during the operating period and should not have an adverse impact on the nearest sensitive receivers. The Council's Environmental Health Officer is satisfied that the plant would protect the amenity of neighbouring residents, subject to conditions in respect of noise levels, odour control details of the kitchen exhaust/extract system being approved and permanently retained and the installation and use of anti-vibration isolators.

2.3.5 Due to the separation (7m) between the first floor rear extension and the garden/windows at the rear of the nearest dwelling at 44 St Pancras Way there would be no undue overshadowing of the garden or windows. Situated to the side of the neighbouring dwellings on St Pancras Way (and at a distance of 7m) the first floor rear extension would not result in a significant loss of outlook or be unduly overbearing upon any rooms or the garden. No windows are proposed in the side elevation of the first floor rear extension, thus preventing any overlooking of the residential properties at 44 St Pancras Way.

2.3.6 Set back from the rear boundary, the first floor rear extension would similarly not be overshadowing, over-bearing or over-enclosing upon the communal garden or flats on Rossendale Way. The flats themselves would be approximately 19m from the first floor rear extension. It would not result in significant loss of light from the communal garden or loss of light, privacy or outlook from the flats.

2.3.7 A Delivery & Servicing Plan has also been submitted to demonstrate how servicing and delivery vehicles would be accommodated and managed on the site when the public house is in operation - at restricted times - to ensure no loss of safety or amenity for surrounding occupiers. A condition has been added to ensure that the Servicing & Delivery Plan is adhered to.

2.3.8 A Draft Construction Management Plan has also been submitted to show how construction vehicles would be accommodated and managed during construction. A condition is recommended regarding the submission, approval and implementation of a final Construction Management Plan.

2.3.9 It is concluded that the proposals, due to their size, siting and treatment, in addition to the Plant Noise Assessment, Terrace Management Policy and Construction Management Plan and Servicing & Delivery Plan, would not result in any additional loss of amenity for any neighbouring occupiers.

## **2.4 Transport**

2.4.1 Following discussions and amendments to the proposed ground floor plan, the Council's Transport Planning team has advised that, subject to the management of construction vehicles by way of a Construction Management Plan, there would be no loss of safety on the highway.

2.4.2 A Delivery & Servicing Plan has also been submitted to demonstrate how servicing and delivery vehicles would be accommodated and managed on the site - at restricted times - also to ensure no loss of safety on the highway network.

2.4.3 Construction Management Plans and Servicing & Delivery Plans are usually secured as planning obligations under S.106 agreements. However, in this case, which is for minor extensions to an existing public house, and where there is space on the site, on the vehicular strip for construction, servicing and delivery vehicles, the Construction Management Plan and Servicing & Delivery Plan can be secured and implemented as planning conditions.

2.4.4 Due to the size and use of the proposed extensions, the proposal would not result in excessive car use or conflict with the Council's planning policies for curbing car use and promoting sustainable methods of transport.

## **2.5 Other benefits/access for all**

2.5.1 Other benefits which will be included to enable access for all include:

- Level access to ground floor and basement areas
- New men's and women's W.C.'s
- New wheelchair accessible W.C.'s at ground and basement levels
- New Building Regs compliant staircase to public house areas (basement, ground and first floors)

## **3.0 Conclusion:**

3.1 The proposals, which have been amended following a meeting with the Residents Association for the neighbouring dwellings at 44 St Pancras Way, and following comments received from the Council's Conservation & Design Officers and Transport Team, would preserve the character and appearance of the Regent's Canal Conservation Area. The proposals would safeguard the amenity of the occupiers of the neighbouring dwellings, they would not impair the safety of the highway and they would include facilities to enable access for all to the public house.

## **4.0 Recommendation:**

4.1 Grant planning permission subject to conditions.

### ***DISCLAIMER***

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 20th September 2022, 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](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2021/5985/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)  
Date: 6 September 2022

**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](http://www.camden.gov.uk)

Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**42**  
**St Pancras Way**  
**London**  
**NW1 0QT**

# DECISION

Proposal:

Erection of single storey side and part single/part two storey rear extensions; provision of timber fenced enclosure on side yard to house bins; external alterations including new doors in side elevations, installation of air source heat pumps and condensers and associated ductwork and fans on roof.

Drawing Nos: 3076: 00.02, 01.03, 02.05, 03.04, 04.04, 10/01, 05.01, 06.10, 07.17, 08.18, 09.08, 11.21, 53.00, 54.00, 2021/6152/002 P3

Plant Noise Assessment (RBA Acoustics - October 2020), Design & Access Statement (Sampson Associates - December 2021), Daylight & Sunlight Assessment (Anderson, Wilde & Harris - October 2021), Flood Risk Review - Alan Baxter - November 2021). Planning Statement (Planning Potential - December 2021), Arboricultural Report (ACS Consulting - November 2020), Heritage Statement (Planning Potential - November 2021), Patron Noise Assessment (RBA Acoustics - December 2021), Fire Safety Strategy (Sampson Associates - December 2021), Kitchen Extract & Odour Control Statement (Elemental Consultants), Outdoor Terrace Management Policy, Construction & Demolition Management Plan (August 2022), Delivery & Servicing Management Plan (RPG - August 2022)

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 The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

3076: 00.02, 01.03, 02.05, 03.04, 04.04, 10/01, 05.01, 06.10, 07.17, 08.18, 09.08, 11.21, 53.00, 54.00, 2021/6152/002 P3

Plant Noise Assessment (RBA Acoustics - October 2020), Design & Access Statement (Sampson Associates - December 2021), Daylight & Sunlight Assessment (Anderson, Wilde & Harris - October 2021), Flood Risk Review - Alan Baxter - November 2021), Planning Statement (Planning Potential - December 2021), Arboricultural Report (ACS Consulting - November 2020), Heritage Statement (Planning Potential - November 2021), Patron Noise Assessment (RBA Acoustics - December 2021), Fire Safety Strategy (Sampson Associates - December 2021), Kitchen Extract & Odour Control Statement (Elemental Consultants), Outdoor Terrace Management Policy, Construction & Demolition Management Plan (August 2022), Delivery & Servicing Management Plan (RPG - August 2022)

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The submitted 'Outdoor Terrace Management Policy' shall be implemented upon the first occupation of the first floor rear extension hereby permitted, and permanently implemented thereafter.

Reason: In the interests of the amenity of the occupiers of neighbouring residential properties in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017.

- 5 Prior to the commencement of the development, a Construction & Demolition Management Plan shall be submitted to and approved by the Local Planning Authority. The approved Construction & Demolition Management Plan shall be fully implemented at all times during demolition and construction until such time as the development has been completed.

Reason: In the interests of the amenity of the occupiers of neighbouring residential properties and the safety and efficiency of the highway network in accordance with policy A1 (Managing the impacts of development) and policy T3 (Transport Infrastructure) of the LB Camden Local Plan 2017.

- 6 Prior to commencement of development , full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include :
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the lowest observable adverse effect level (LOAEL) at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 8 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 9 The operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, must be in accordance with the 'EMAQ and Control of Odour and Noise from Commercial Kitchen Exhaust Systems and suggested mitigation form odour assessment 20212483M483C, dated 21 October 2021. Prior to the use of the kitchen details of the odour abatement equipment and extract system shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided implemented prior to the use of the kitchen and permanently retained thereafter.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour, in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017.

- 10 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) Bricks and mortar details of walls of part single/part two storey rear extension and single storey side extension

b) Details of architectural design of spiral staircase.

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.

- 11 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 12 The external spiral staircase and first floor platform at the rear of the rear extension hereby approved shall only be used for emergency purposes.

Reason: To prevent noise and disturbance and overlooking of the neighbouring gardens and flats to the detriment of the amenity of the occupiers, in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

- 13 The Delivery & Servicing Plan (RGP - August 2022) shall be fully implemented at all times that the development hereby permitted is in use.

Reason: In the interests of the amenity of the occupiers of neighbouring residential properties and the safety and efficiency of the highway network in accordance with policy A1 (Managing the impacts of development) and policy T3 (Transport Infrastructure) of the LB Camden Local Plan 2017.

- 14 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 and A4 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 Planning/advertisement consent would be required for the 'new mural within dotted area painted by local artist on the proposed south elevation (drawing no: 3076.11.21). Details of the siting and appearance of the mural and local artist should be submitted to and approved by the Local Planning Authority in a separate planning/advertisement consent application.
- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

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 2021.

You can find advice about your rights of appeal at:



<https://www.gov.uk/appeal-planning-decision.>

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**