

# nineteen47

CHARTERED TOWN PLANNERS  
& URBAN DESIGNERS

## Planning Statement

Application for full planning permission for the proposed change of use of the existing nightclub located at ground and basement levels to provide a public house to include the replacement of the existing shopfront, the installation of plant equipment, and the provision of an external customer seating area

34 - 38 Eversholt Street, London

For JD Wetherspoon plc

**Client:**

JD Wetherspoon plc

**Project:**

Sophisticats, London

**Report Title:**

Planning Statement

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## Section 1: Introduction

- 1.1 nineteen47 is instructed by JD Wetherspoon plc [“the Applicant”] to prepare and submit an application for full planning permission [“the Application”] to the London Borough of Camden [“the Council” or “the Local Planning Authority” or “the LPA”] for the proposed change of use of the existing nightclub located at ground and basement levels to provide a public house, to include the replacement of the existing shopfront, the installation of plant equipment and the provision of an external customer seating area [“the Proposed Development”] at No.34 - 38 Eversholt Street, London [“the Site”].
- 1.2 JD Wetherspoon Plc has approximately 850 establishments and employs over 37,000 staff throughout England, Scotland, Wales, Northern Ireland and Republic of Ireland. The backbone of JD Wetherspoon’s successful growth has been the provision of high standards, attractive appearance, respect to heritage and conservation matters, range of services and an inviting atmosphere in all of its outlets since the very first JD Wetherspoon opened in 1979. Notably, the Company has more public houses in CAMRA’S Good Beer Guide than any other pub company.
- 1.3 The company’s premises have a high standard of interior and exterior design, extensive seating, state of the art ventilation, CCTV provided both internally and externally including high levels of accessibility for all aspects of the community such as families, the mobility impaired etc. This range of services when combined with the style and mode of operation of JD Wetherspoon outlets, including all-day and weekend opening results in substantial benefits for the community, attracting people throughout the day, enhancing the vitality and viability of nearby shopping areas and creating linked trips with other nearby retailers and services.
- 1.4 This Planning Statement [or “Statement”] outlines the case in support of the Proposed Development and should be read in conjunction with the comprehensive suite of plans and documentation submitted in support of the Application, including:
  - Application Form and Certificates/Notice;
  - CIL Additional Questions Form;
  - Heritage Statement produced by Wessex Archaeology;
  - Noise Impact Assessment produced by Spectrum Acoustic Consultants;
  - Transport Statement produced by NTP;
  - Energy and Sustainability Statement produced by PAS;
  - M&E Proposals comprising:
    - Mechanical Plan Layout 7618-01 A 07-11-22
    - Mechanical Elevations 7618-01 A 07-11-22
  - Planning Application Drawing Pack comprising:
    - 300C\_location Plan
    - 100A\_Existing Basement Floor Plan
    - 101A\_Existing Ground Floor Plan
    - 102A\_Existing Elevations
    - 200H\_Proposed Basement Floor Plan
    - 201K\_Proposed Ground Floor Plan
    - 202D\_ Proposed Elevations
    - 203B\_Proposed Section A-A
    - The External Visual

- 1.5 This Statement sets out the case, in planning terms, in support of the Proposed Development. Section 2 describes the Site and its surroundings, with Section 3 providing details of the Proposed Development. Section 4 describes the JD Wetherspoon Public House. Section 5 summarises the relevant planning policy context against which the applications must be determined, and Section 6 undertakes an assessment of the Proposed Development against planning policy and all other relevant material considerations. Finally, Section 7 sets out a summary and conclusions.

## Section 2: The Site Context

- 2.1 The Site is located on the eastern side of Eversholt Street on the corner of Doric Way, close to Euston Railway Station. It is currently occupied by a nightclub at ground and basement levels which can operate late into night / early morning without restriction. 6 residential units are located above on the first and second floors. The main entrance to the nightclub is on Eversholt Street with the residential units gaining access through an independent entrance on Doric Way.
- 2.2 The Site is not located within a conservation area and is not subject to a statutory listing. However, the proposed development building and adjacent terrace at 34-70 Eversholt Street are designated as locally listed buildings, defined in the Council's Local List as a terrace of early 19th Century terraced houses with shops at ground floor. Each of these buildings are 3 storey in height with basements. It is considered in the Local List that the size, proportions, materials and repetition of this section of terrace are an important part of the townscape with a collective identity
- 2.3 The wider surrounding area is mixed in nature with a range of commercial and residential uses. The Site is positioned such that it forms the end of a parade of shops, which are traditional in their form and scale. Adjacent to the site on the opposite side of Eversholt Road is the Euston mainline station. Across the road to the east are offices of a larger mass and scale. The properties on Eversholt Street and the adjacent streets have a wide variety of form and materiality with both modern and traditional detailing and construction methods apparent in the vicinity.
- 2.4 As defined by the Council's adopted planning policy maps, the Site falls within a defined Neighbourhood Centre and as such is located within an urban area. The Site is located within Flood Risk Zone 1 and is therefore susceptible to flooding from rivers or the sea. There are no other allocations or designations associated to the Site.

### Planning History

- 2.5 As identified by the Council's Public Access website, the Site has been subject to various planning applications and listed building consent applications over recent years. The most relevant are considered to be the following:
- Planning permission was granted on 28/07/1971 for the conversion of 34, 36 and 38 Eversholt Street to a basement and ground floor restaurant with two floors of residential accommodation above (LPA Ref: CTP/L13/8/C/11084)
  - A planning application was withdrawn on 10/02/2010 for "The erection of a three storey side extension at first, second and third floor levels, erection of a roof extension on main building to create new third floor, installation of new roof terrace on eastern side at third floor" (LPA Ref: 2009/5174/P);
  - Planning permission was granted subject to a Section 106 Legal Agreement on 21/12/2010 for the "Conversion of the upper floors and erection of two storey extension above existing nightclub to create 4 x 2 bed units and 2 x 1bed units (class C3) and change of use of the existing ancillary office space to 1 x 4 bed unit (class C3) and associated external alterations." This permission has subsequently been implemented (LPA Ref: 2010/2940/P);

- Planning permission was granted on 09/05/2011 for "Alterations to entail retained mansard roof with creation of 2 x rear dormer windows at first floor level (as an amendment to planning permission ref: 2010/2940/P granted on 21/12/2010 for the conversion of the upper floors and erection of two storey extension to create 4 x 2 bed units and 2 x 1bed units and change of use of the existing ancillary office space to 1 x 4 bed unit (class C3)" (LPA Ref: 2011/1283/P);
- Planning permission was granted subject to a S106 Agreement on 02/02/2016 for "Mansard roof extension to create a third floor to the building, the creation of a 2 bedroom self-contained residential unit and cycle parking at street level" (LPA Ref: 2015/4296/P); and
- Planning permission was refused on 28/09/2016 for "Third floor extensions to existing building, including a mansard addition and flat roofed rear extension, to create 2 x 2 bed residential flats (C3) together with the reconfiguration of access steps and new cycle storage enclosures at ground floor level" (LPA Ref: 2016/4038/P).
- Planning permission was refused on 19/01/2018 and an Appeal Dismissed on 01/04/2019 for "Third floor extensions to existing building, including a mansard addition and flat roofed rear extension, to create 2 x 2 bed residential flats (C3) together with the reconfiguration of access steps and new cycle storage enclosures at ground floor level." (LPA Ref: 2017/4304/P).
- Planning permission was granted on 21/07/2021 for "Erection of a mansard roof extension to create one 2-bedroom self-contained residential unit at third floor level plus cycle parking enclosures at street level." (LPA Ref: 2020/4787/P)

## Section 3: The Proposed Development

- 3.1 The Application seeks full planning permission for the proposed change of use of the existing nightclub located on ground and basement levels at No. 34 - 38 Eversholt Street to provide a public house use to include the installation of a replacement shop front, new and replacement plant equipment and an external customer seating area to the front. In order to accommodate the Proposed Development, both internal and external alterations are required.
- 3.2 Internally, the Proposed Development seeks the reconfiguration of the ground floor with raised seating area beyond the main entrance, bar and servery positioned at the rear / east of the area and an adjacent accessible W.C. at the northeast corner. The main entrance remains as per existing from Eversholt Street with a centrally positioned double entranceway. To the south, the secondary entrance from Doric Way also remains, with adjacent staircase leading down to the basement level. The currently blocked former doorway to the chamfered corner of the building will now contain a window.
- 3.3 At basement level, the existing customer area will be reconfigured to provide the kitchen, beer cellar and plant / boiler room, whilst the eastern area will be reconfigured to form a staff room, toilets and bin store / cycle store. The external yard at the northern corner of the basement will remain for plant. The existing fire exit will also remain, whilst positioned to its east externally is a possible lift from street level (Doric Way) to serve as a cellar drop.
- 3.4 Externally, the current modern and unsympathetic frontage to the principal elevation along Eversholt Street will be removed and replaced with new entranceway and flanking large bifolding windows; all set in line with the architectural form of the original three properties. Surrounding the windows and entranceway, the façade will be finished with traditional tiling, divided by shop frontage pilasters, supporting a timber fascia above. To the chamfered corner, a new window is to be introduced, also finished with the same traditional tiling, pilasters and fascia.
- 3.5 As part of the Proposed Development, the installation of replacement plant equipment will also take place. This will take place internally with the mechanical plant layout proposals are shown on the plans included in the submitted M&E drawings.
- 3.6 The Application proposes an external seating area located at ground floor level at the front of the building. The external area will be modest in size and will accommodate circa 28 covers in total. Retractable awnings are proposed to serve the external seating area. A lift at street level on Eversholt Street is proposed to service the Proposed Development.
- 3.7 It is proposed that the public house will operate to the following opening times:
- Mondays to Thursdays: 06:30 to 00:00
  - Fridays and Saturdays: 06:30 to 01:00
  - Sundays: 07:30 to 23:00
- 3.8 The kitchen will operate from opening until 23:00 each day.
- 3.9 The premises will not play amplified music.



## Section 4: The JD Wetherspoon Public House

- 4.1 Since opening its first Free House in 1979, JD Wetherspoon has approximately 850 establishments throughout England, Scotland, Wales and Northern Ireland, incorporating JD Wetherspoon Free House, Lloyds No.1 Bar and Wetherspoon Hotels formats, delivering a consistent, high-quality and adaptable consumer offering. JD Wetherspoon's aim has always been to provide a comfortable, attractive and welcoming environment for the local community, through careful design that is sympathetic to the building and surrounding area, whilst consistently providing an adaptable consumer offering whilst delivering high quality standards.
- 4.2 This section of the Planning Statement provides an overview of the unique offer of a JD Wetherspoon public house.

### Company Overview

- 4.3 The following points highlight some of the Company's modern day trading style which has a major emphasis on food sales and provides an overview of how a JD Wetherspoon public house operates in terms of levels of trade and the nature of its customers. This information was collected by the globally recognised independent consumer research group CGA:
1. JD Wetherspoon is the No.1 'Licensed Venue of Choice for Consumers', with over 11m visits compared to the next-placed operator Greene King and Nando's with approx. 5m.
  2. JD Wetherspoon is the 3rd 'Most Visited' of all catering brands in England, Wales and Scotland, behind only McDonalds and Costa.
  3. On average, more than 70% of all visits to JD Wetherspoon venues involve a food related purchase, whilst its wet-to-dry split of sales in new openings is approximately 50:50, similar to many restaurants.
  4. Approximately 70% of daily visits to JD Wetherspoon venues take place between 0800 to 2000hrs, Monday to Sunday, such that the Company is not a 'late-night' focused operator.
  5. 20.5 million GB consumers have visited Wetherspoon in the 6 months to May 2022.
- 4.4 The Company have numerous premises which are either within or close to railway stations across the country. This ensures that JD Wetherspoon have the experience and expertise to manage such public houses, particularly during the peak periods of the day or when events or occasions are held resulting in large volumes of patrons.

### The JD Wetherspoon public house

- 4.5 The JD Wetherspoon public house is a distinctive food and beverage establishment, which recreates the congenial atmosphere of the traditional pub, combined with many features found in modern café/bars and restaurants. This is achieved by a combination of high-quality design, well developed policies and procedures and good management.

4.6 The key factors that differentiate the JD Wetherspoon Free House from other licensed premises are:

- i. The JD Wetherspoon provides comfortable and welcoming family-friendly and accessible dining facilities throughout their customer areas. The highest modern building and design standards through the provision of facilities such as ample seating and space for customers, easy access to bars, table service via a dedicated mobile app, high-quality toilet provision, and advanced ventilation systems.
- ii. JD Wetherspoon concentrates on the provision of cask conditioned beers - selling more than any other pub company. Throughout the year it runs regional festivals showcasing the very best ales from local microbrewers as well as larger provincial brewers. The majority of its premises are accredited by Cask Marque for the quality of their ales and has the highest number of pubs in The Good Beer Guide than any other company.
- iii. The provision of good-quality food at reasonable prices is core to its business. Food and breakfast sales have grown consistently over past the 20 years, such that food and non-licensed sales in many of its establishments represent around 50% of the total sales. A full menu is available in its premises from opening until 2300hrs. JD Wetherspoon always uses high-quality ingredients and increasingly offers regional dishes and locally sourced products. The Company also takes great care to ensure that artificial ingredients are avoided wherever possible. For example, the Company only uses organic milk, free range eggs, dolphin friendly tuna, cod from sustainable stocks and cooking oils without trans-fats.
- iv. The Government's Food Hygiene Rating scheme ranks JD Wetherspoon as 4.98 out of 5, behind only Aldi, Nandos and TGI Fridays and ahead of other well-known brands including McDonalds, Pret a Manger and Bills. An independent survey conducted by CGA in 2018 ranked JD Wetherspoon as the public's favourite restaurant brand.
- v. According to the SOIL Association. Wetherspoon's pubs serve the healthiest meals for children in terms of nutritional content and low-salt. This menu is available at all times children are permitted on the premises and its position as No.1 comes from the 'Out to Lunch' league table published by the Soil Association.
- vi. The Company also provides nutritional information about all meals offered with details featured on the menu but also provided on the 'Wetherspoon App' which allows customers to filter by calories, vegan, vegetarian, allergen and so on.
- vii. The majority of the Company's Free Houses open from 07.00hrs to cater for customers who wish to enjoy in the breakfast offers. JD Wetherspoon pioneered the availability of breakfasts across its public houses and now sells more than 250,000 breakfasts per week. The breakfast menu is available every day until 11:30am.
- viii. No playing of music or amplified sound of any kind are provided in a traditional JD Wetherspoon Free House. The absence of music and entertainment, such as pool tables and juke boxes, is unique; it is the key to providing an atmosphere which is considered to have a beneficial effect on customers' behaviour, by attracting those mixed ages and of both sexes, from all sections of the local community, leading to an improvement in standards of behaviour, both inside and outside its

establishments. This facilitates a more relaxed and comfortable atmosphere, where families and members of the full spectrum of the community can meet and socialise.

- ix. JD Wetherspoon operates a dispersal and good neighbour policy designed to minimise the negative impact of our premises on their locality. The Company generally requests that a minimum of 30 minutes drinking-up time is incorporated in the premise's licence as an aid to the gradual dispersal of all customers in the premises at the end of the evening. A key element of encouraging customers who are leaving a JD Wetherspoon Free House to behave in a responsible fashion is ensuring that they are well-managed whilst on the premises. JD Wetherspoon accept its responsibilities cannot simply end at the front door and that, by contributing to better managed pubs at the end of the night, the company can help deliver safer town and city centres.
  - x. JD Wetherspoon has a high ratio of staff to customers to ensure that prompt service can be given to all customers during full opening hours and to ensure that the premises are kept clean and tidy at all times.
  - xi. The Company sets very high standards when it opens a new public house and these standards are maintained through constant supervision and monitoring using a system of mystery visits to the premises to assess 'Cleanliness, Quality, Service, Maintenance and Atmosphere' (CQSMA). These standards are a cornerstone of Wetherspoon's business with Head Office staff and external mystery shoppers carrying out regular weekly visits and the pub teams being incentivised and measured against these scores.
  - xii. JD Wetherspoon's employees are extensively trained on their legal obligations. There is a very strong culture of thorough induction training and on-going refresher training in the company. Appropriate training is provided for all employees relative to their grade, regardless of their role, their age or their hours of work.
  - xiii. JD Wetherspoon applies high standards of management to ensure it meets its aims of providing excellent service to its customers and ensuring that its free houses are not only orderly, but successfully and well run. JD Wetherspoon establishments each have an average of five managers and the majority of these hold personal licence qualifications.
  - xiv. The Company's approach to the sale of alcohol is to concentrate on the range and quality of the products on offer rather than to use price as an incentive. JD Wetherspoon continually reviews the pricing structure of its alcoholic and non-alcoholic products to ensure that it is encouraging sensible drinking at all times. The Company is recognised as being a Responsible Drinks Retailer and is a previous winner of the award of Responsible Drinks Retailer of the Year in the pub group category.
- 4.7 JD Wetherspoon encourages participation in the 'Best Bar None' and 'Pub Watch' initiatives, with these often set up and led by its pub managers. All its duty managers wear bodycams.
- 4.8 JD Wetherspoon has also won numerous awards from the Wheelchair Users Group and the Disabled Access Award in respect of its access for all ethos. Wherever possible in terms of space constraints, Changing Places facilities are installed which are well-received whilst it is also a regular 'Loo of the Year' award winner across multiple categories.

- 4.9 The public houses have a high standard of interior and exterior design, extensive seating, state of art ventilation, CCTV provided both internally and externally as an active deterrent for anti-social behaviour, family areas and high levels of accessibility. JD Wetherspoon has consistently won awards for its fit outs, with numerous awards ranging from design to conservation. JD Wetherspoon goes to great lengths to research and retain information about the history of the building and its area, which they then display within the public house. JD Wetherspoon's ethos is to use local names for its public houses, derived from either the building's history or the surrounding area, and, where possible, source local materials to ensure sympathetic design and restoration. Further, JD Wetherspoon as an employer take great pride in their staff and has been listed for a number of years within Britain's Top 100 Employers.

### Management structure

- 4.10 Each JD Wetherspoon has an average of five managers and the majority of these hold personal licence qualifications. There is always at least one manager (often more) on duty in every venue throughout trading hours and at peak times there will be a designated manager supervising the bar and 'walking the floor'. Where a specific need is identified, the managers will undergo training through the Security Industry Association.
- 4.11 Site managers have the support of their area manager who in turn reports to a regional and general manager. The operations director maintains regular contact with management at all levels. This management structure ensures that if any employee has any question or requires further support, they can immediately ask for assistance from their management team. Area Managers look after an average of only 12 outlets each which is a low number of premises in comparison to regional managers in competitor companies.
- 4.12 It is widely recognised that the level and quality of staff training is a significant factor in controlling the behaviour of customers of licensed premises. There is a very strong culture of thorough induction training and on-going refresher training in the Company. Training is provided for all employees, relative to their grade but regardless of their role, their age or their hours of work.
- 4.13 The Company's training systems have been consistently praised by employees and by the industry. JD Wetherspoon has won many awards including the Supreme Training Award from the British Institute of Innkeeping and has been voted as a TOP EMPLOYER for 17 years in a row.
- 4.14 Training of management personnel is conducted on a modular basis with continuing assessment throughout their employment period. Bar staff training is primarily carried out on-site by management personnel. JD Wetherspoon utilises an extensive network of area training co-ordinators to ensure that both management and staff training are carried out and are to the right standard. There is typically one co-ordinator for every 6-8 of its establishments.
- 4.15 An essential element in having a well-trained staff is the Company's ability to retain its employees. Turnover of Managers at JD Wetherspoon is around 12% which is less than half the industry average. Moreover, 75% of all management employees began with JD Wetherspoon as hourly paid employees and, typically, anyone appointed to run a JD Wetherspoon venue for the first time is likely to have been employed by the Company for at

least five years. Each of our venues, typically employees between 60 to 80 full and part time staff.

### Being a Good Neighbour

- 4.16 JD Wetherspoon attaches the utmost importance to the careful investigation and prompt resolution of any complaint made in relation to the day-to-day running of any of its outlets. This includes the effect any Free House may have on its surrounding area. Over a third of its premises have residents living above or adjacent to them with no history of complaint. JD Wetherspoon has always emphasised the importance of building close relationships with local residents. The Company's site managers are expected to resolve any complaints from local residents quickly and effectively. If they cannot be resolved on a premises level, they are referred to an area or general manager for resolution or alternatively to Head Office.
- 4.17 Site managers, area managers and general managers convene regular meetings with residents whenever such meetings are requested by its neighbours. These meetings provide a forum for residents to raise any concerns they may have regarding its operations and provide the local management teams with an opportunity to learn how to become a better neighbour.
- 4.18 The Applicant proposes to prepare a Premises Management Plan, which will set out how the proposed public house will operate following completion of the Proposed Development, in order to ensure any potential impacts on neighbouring uses are minimised.
- 4.19 Overall JD Wetherspoon has very few complaints relative to the size of its estate and virtually all of these are resolved satisfactorily through its complaint and investigation procedures. This is very much testament to the professional and well-run nature of its establishments.

## Section 5: Planning Policy Context

### Context for Determination of the Application

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan material to the consideration of the Application consists of the London Plan, which was adopted in March 2021 [“the London Plan”]; and its various associated supplementary planning documents and guidance. On 3 July 2017, the London Borough of Camden formally adopted the Camden Local Plan. The Camden Local Plan is the key strategic document in Camden’s development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. There are also a number of Supplementary Planning Documents which are relevant to the Proposed Development.
- 5.3 In addition to the Development Plan, applications should also have regard to the National Planning Policy Framework (July 2021) [“the Framework”] and National Planning Practice Guidance [“the PPG”], which are material considerations in any determination.

### The Development Plan

#### The London Plan (March 2021)

- 5.4 Policy D1 (London’s form, character, and capacity for growth) requires boroughs to undertake area assessments to define characteristics, qualities, and value of different places within the plan area, including in terms of historical evolution and heritage assets.
- 5.5 Policy D3 (Optimising site capacity through design-led approach) advocates a design-led approach to new development and establishes guidelines for the design of new development in terms of form and layout; experience; and quality and character.
- 5.6 Policy D4 (Delivering good design) requires Design and Access Statements submitted with development proposals to demonstrate that the proposal meets the design requirements of the London Plan, and also seeks to maintain design quality.
- 5.7 Policy D5 (Inclusive design) requires development proposals to achieve highest standards of accessible and inclusive design.
- 5.8 Policy D13 (Agent of Change) places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. The policy further states that new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

- 5.9 Policy D14 (Noise) seeks to reduce, manage and mitigate noise to improve health and quality of life by, inter alia, avoiding significant adverse noise impacts on health and quality of life; mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses; and promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.
- 5.10 Policy S1 (Developing London's social infrastructure) seeks to support development proposals that provide high-quality, inclusive social infrastructure, particularly where accessible by public transport, cycling and walking.
- 5.11 Policy HC1 (Heritage conservation and growth) requires development proposals affecting heritage assets, and their settings, to conserve their significance by being sympathetic to the asset's significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 5.12 Policy HC6 (Supporting the night-time economy) states that planning decisions should, inter alia, promote the night-time economy where appropriate, particularly in the Central Activities Zone and strategic areas of night-time activity; diversify the range of night-time activities; address the cumulative impact of high concentrations of licensed premises on anti-social behaviour, noise pollution, health and wellbeing and other issues for residents and nearby use; and promote management of the night-time economy through an integrated approach to planning and licensing, out-of-hours servicing and deliveries.
- 5.13 Paragraph 7.6.1 of the London Plan defines the night-time economy as referring to all economic activity taking place between the hours of 18.00hrs and 06.00hrs, and includes evening uses. Night-time economic activities include eating, drinking, entertainment, shopping and spectator sports, as well as hospitality, cleaning, wholesale and distribution, transport and medical services, which employ a large number of night-time workers.
- 5.14 Policy HC7 (Protecting public houses) expresses support for proposals for new public houses where they would stimulate, inter alia, the night-time economy. Paragraphs 7.7.1 and 7.7.2 acknowledge that public houses can be at the heart of a community's social life, often providing a local meeting place, a venue for entertainment or a focus for social gatherings - contributing to regeneration and local tourism and providing a focus for existing and new communities. Paragraph 7.7.4 acknowledges that new public houses can provide a cultural and social focus for a neighbourhood.
- 5.15 Policy T1 (Strategic approach to transport) seeks to ensure that development proposals facilitate the delivery of the Mayor's strategic target of 80% of all trips in London being made by foot, cycle or public transport by 2041 and that all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes.

- 5.16 Policy T5 (Cycling) seeks to remove barriers to cycling and create a healthy environment in which people can choose to cycle. The provision of cycle parking is categorised by Use Classes. These have not been amended since the change in classification however for A2-A5 1no. space per 175 sqm GEA is required for long-stay guests, i.e. employees, whilst 1no. space per 20 sqm GEA is required for short-stay guests, i.e. customers. Paragraph 10.5.8 states that short-stay cycle parking for customers must be convenient and readily accessible, being located within 15m of the main entrance wherever possible.
- 5.17 Policy T6 (Car Parking) considers that car-free development should be the starting point for all development proposals in places that are well-connected by public transport. Policy T6.4 (Hotel and leisure uses parking) states that on-site parking provision for leisure uses within the CAZ and locations of PTAL 4-6 should be limited to operational needs, disabled persons parking and parking required for taxis, deliveries or servicing, whilst Policy T6.5 (Non-residential disabled persons parking) requires provision of 6% of the total number of bays as designated disability bays and 5% as enlarged bays.
- 5.18 Policy T7 (Deliveries, servicing and construction) requires development proposals to facilitate safe, clean and efficient deliveries and servicing, with on-street loading bays only used where this is not possible.
- 5.19 Policy SI 1 (Improving air quality) seeks, inter alia, to ensure that new development does not lead to a further deterioration of existing poor air quality.
- 5.20 Policy SI2 (Minimising greenhouse gas emissions) seeks to reduce greenhouse emissions in operation and minimise both annual and peak energy demand in accordance with the be lean/be clean/be green/be seen hierarchy.

#### Supplementary Planning Documents/Guidance (Greater London Authority)

- 5.21 The Energy Assessment Guidance (draft April 2020) explains how to prepare an energy assessment to accompany strategic planning applications referred to the Mayor as set out in London Plan Policy SI 2. Paragraphs 6.15-6.25 refer specifically to the calculation of CO2 emissions in respect of developments comprising refurbishments.
- 5.22 The Social Infrastructure SPG (May 2015) emphasises the need for planning across services to ensure social infrastructure meets the broader built environment aims of the London Plan.
- 5.23 The Character and Context SPG (June 2014) sets out a process for acquiring an understanding of a place's character and context, so that change is brought about in a way which is responsive to individual places and locations.

#### Camden Local Plan

- 5.24 The relevant policies of the Local Plan are considered to be as follows.
- 5.25 Policy G1 – Delivery and location of growth. Policy G1 seeks to deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden. The policy states that development will take place throughout the borough with the most significant growth expected to be delivered through development at other highly accessible locations.



- 5.26 Policy A1 – Managing the impact of development. Policy A1 seeks to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity.
- 5.27 Policy A4 – Noise and Vibration. Policy A4 states that the Council will seek to ensure that noise and vibration is controlled and managed. Development should have regard to Camden’s Noise and Vibration Thresholds. The Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.
- 5.28 Policy C2 – Community Facilities. Policy C2 states that The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.
- 5.29 Policy C4 – Public Houses. Policy C4 seeks to protect public houses which are of community, heritage or townscape value. The Policy states that the Council will support the provision of new public houses in appropriate sites in growth areas, other highly accessible locations and town centres, subject to other policies in this Plan.
- 5.30 Policy E1 – Economic Development. Policy E1 states that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. The policy states that the Council support businesses of all sizes and will recognise the importance of other employment generating uses, including retail, education, health, markets, leisure and tourism.
- 5.31 Policy TC4 – Town Centre Uses. Policy TC4 seeks to ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. To manage potential harm to amenity or the local area, the Council will, in appropriate cases, use planning conditions and obligations to address the following issues:
- hours of operation;
  - noise/vibration, fumes and the siting of plant and machinery;
  - the storage and disposal of refuse and customer litter;
  - tables and chairs outside of premises;
  - community safety;
  - the expansion of the customer area into ancillary areas such as basements;
  - the ability to change the use of premises from one food and drink use or one entertainment use to another (within Use Classes A3, A4, A5 and D2); and
  - the use of local management agreements to ensure that the vicinity of premises are managed responsibly to minimise impact on the surrounding area.
- 5.32 Policy D1 – Design. Policy D1 states that the Council will seek to secure high quality design in development. Amongst other things, the Council will require development that respects local context and character; and comprises details and materials that are of high quality and complement the local character.
- 5.33 Policy D2 – Heritage. 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, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

- 5.34 Policy D3 – Shopfronts. Policy D3 states that the Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features.
- 5.35 Policy CC1 – Climate Change Mitigation. Policy CC1 requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

### Supplementary Planning Documents

- 5.36 The following Supplementary Planning Documents (SPD) are relevant to the Proposed Development.

#### Amenity (2021)

- 5.37 This guidance provides information on key amenity issues within the borough and includes the following sections relating to Local Plan Policy A1 – Managing the impact of development:
- Overlooking, privacy and outlook
  - Daylight and sunlight
  - Artificial light
  - Construction management plans
  - Noise and vibration
  - Wind and micro-climate
  - Contaminated land.

#### Community Uses, Leisure and Pubs (2021)

- 5.38 This Planning Guidance provides details of how the Council will protect and enhance community, cultural, leisure and pub provision in the Borough. It relates to Policy C2 Community facilities, Policy C3 Cultural and leisure facilities, and Policy C4 Public houses of the adopted Camden Local Plan.

#### Design (2021)

- 5.39 This guidance provides information on all types of detailed design issues within the borough and includes the following sections:
- Design excellence
  - Heritage
  - Extending and altering
  - Landscape design and public realm
  - Shopfronts
  - Designing safer environments
  - Waste and recyclables storage
  - Building services equipment and plant

## National Planning Policy Framework (July 2021)

- 5.40 The Framework makes it clear at paragraph 218 that the policies contained within it are material considerations to a particular decision or determination.
- 5.41 Section 2 of the Framework seeks to achieve sustainable development, with Paragraph 8 detailing that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are:
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
  - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.42 Paragraph 10 of Section 2 states that at the heart of the Framework is a presumption in favour of sustainable development, with Paragraph 11 detailing that, for decision-taking, this means:
- c) **“Approving development proposals that accord with an up-to date development plan without delay, or**
  - d) **Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:**
    - i. **the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
    - ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”**
- 5.43 Section 4 of the Framework relates to decision-making, with Paragraph 38 stating:
- “Local planning authorities should approach decisions on proposed development in a positive and creative way” and that “Decision-makers at every level should seek to approve applications for sustainable development where possible.”**
- 5.44 With regard to the determination of planning applications, paragraph 47 reaffirms the statutory requirement for decisions to be made in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should also be made as

quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

- 5.45 Section 6 of the Framework seeks to build a strong, competitive economy, with Paragraph 81 prescribing the role of planning decision in helping to create the conditions in which businesses can invest, expand, and adapt, stating:

**“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”**

- 5.46 Section 7 of the Framework seeks to ensure the vitality of town centres, with Paragraph 86 requiring planning policies and decisions to take a positive approach to their growth, management and adaptation.

- 5.47 Section 8 of the Framework seeks to promote healthy and safe communities, and requires the planning system to promote social interaction, create places which are safe and accessible, and enable and support healthy lifestyles.

- 5.48 Paragraph 93 of Section 8 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) **“plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;**
- b) **take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;**
- c) **guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;**
- d) **ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and**
- e) **ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”**

- 5.49 Section 9 of the Framework promotes sustainable transport which includes promoting opportunities for walking, cycling and public transport. Paragraph 110 details that development should also ensure that safe and suitable access to the site can be achieved for all users. Paragraph 112 adds that development should give priority first to pedestrian and cycle movement, and second, to facilitating access to high quality public transport services. Development should also address the needs of people with disabilities, allow for the efficient delivery of goods and access by service and emergency vehicles.

- 5.50 Section 12 of the Framework seeks to achieve well-designed places and notes that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 126 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 5.51 Paragraph 130 of Section 12 states that planning decisions should ensure that developments:
- a) “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”
- 5.52 Paragraph 132 details that design quality should be considered through the evolution and assessment of individual proposals. Early discussion between the applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.
- 5.53 Section 14 seeks to meet the challenge of climate change and flooding. Paragraph 157 states that new development should comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 5.54 Section 16 relates to conserving and enhancing the historic environment. Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## Section 6: Case in Support of the Application

- 6.1 On the basis of the policy framework set out in the previous section and in accordance with Section 38 (6) of the Town and Country Planning Act 1990, the proposals are considered within the context of the Development Plan together with other material considerations below.
- 6.2 The key issues in the determination of the application include the following considerations:
- General principle of the Proposed Development
  - Design and Heritage
  - Impacts on neighbouring amenity
  - Highways and Transport
  - Climate Change / Sustainability
  - Other material considerations

### General principle of the Proposed Development

- 6.3 The Proposed Development involves the efficient reuse of an existing building to provide a public house use located at ground floor and basement level.
- 6.4 Annex 2 of the Framework defines a public house as a main town centre use. The Site is situated within a Neighbourhood Centre, identified as the Town Centre in the Local Plan. The Proposed Development will contribute positively towards the objectives for these designations as defined in the Development Plan.
- 6.5 In particular, the provision of a public house in this location, whilst also finding an appropriate use for the current building, will help to promote and enhance the day-time and night-time economy and complement other destinations within the town centre, which is highly sustainable in terms of its public transport linkages.
- 6.6 Paragraph 84 of the Framework defines a public house as a local service/community facility. The Proposed Development will provide a community facility which will be able to be used as a meeting place for friends, family and professionals, thereby providing a cultural and social focus that will contribute to regeneration and local tourism.
- 6.7 Policy C2 (Community Facilities) of the Camden Local Plan is relevant. This states that:
- “The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.”**
- 6.8 Policy C4 (Public Houses) of the Local Plan is also relevant. The supporting text to Policy C4 highlights the significant benefits public houses bring to both the local economy and the local community. It does however also stress the level of pressure public houses are under, such that significant losses of public houses has occurred over London in recent years. Paragraph 4.70 of the Local Plan states:

**“However, pubs across London and nationally are under immense pressure from higher value uses, especially housing development, the availability of cheap alcohol in supermarkets and increasing operating costs. In the London region between 2008-2012 around 100 pubs closed every year (net). Pubs in residential areas are**

**considered to be especially vulnerable to demolition or a change of use due to the high residential values.”**

- 6.9 It is evident from the above that there is not only a great need to retain existing public houses but also to support their continued development and modernisation.
- 6.10 In this particular case, the Proposed Development will provide a new public house which will comply with the requirements of Policy C2 and Policy C4 (Public Houses), and the provision of a community facility, is a matter which weighs heavily in support of the principle of the development.
- 6.11 Finally, the development will contribute positively to the economic growth of the Neighbourhood Centre through the generation of additional footfall and spend, together with the creation of new employment opportunities. The Proposed Development is therefore creating substantial benefits to the economic growth of the town centre which, in accordance with the Paragraph 81 NPPF, should be given significant weight
- 6.12 The general principle of the Proposed Development is therefore in accordance with Policies Policy G1, C2, C4, E1 and TC4 of the Camden Local Plan, with particular regard to delivering a significant enhancement to the existing public house through the development a vacant building in a location where it will promote and enhance the vitality and viability of the town centre; deliver high-quality community and social infrastructure in an accessible location; and deliver a development which will complement other retail, leisure and employment uses in the locality.
- 6.13 The general principle of the Proposed Development is also in accordance with the Framework, particularly in relation to economic objectives (Paragraph 8); building a strong, competitive economy (Paragraph 80); taking a positive approach to the growth, management and adaptation of town centres (Paragraph 85); promoting social interaction (Paragraph 92); and planning positively for the use of community facilities (Paragraph 93).

### **Design and heritage considerations**

- 6.14 Policy D2 (Heritage) of the Local Plan seeks to ensure that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 6.15 In this case, Number 34-38 Eversholt Street forms part of the locally listed 34-70 Eversholt Street; a non-designated heritage asset of local heritage significance due to its historic and architectural interest. This is primarily expressed in its early 19th century Regency principal façade, historic development as part of Eversholt Street, and spatial association with Euston Railway Station. The terrace also includes the Grade II listed 64 Eversholt Street.
- 6.16 Given the above, a Heritage Statement has been prepared by Wessex Archaeology to support the planning application submission. The Heritage Statement provides further detail and justification in respect of the impacts of the Proposed Development on existing heritage assets.
- 6.17 In summary, the Heritage Statement provides the following statement regarding the Proposed Development and its impact on the non-designated heritage asset:

**The principal elevation of the site fronts onto Eversholt Street. Unsympathetic alterations have created a modern ground floor frontage encompassing three former**

commercial properties, which has negatively impacted the significance of the locally listed terrace. Internally, the site has not retained any original planform, circulation or original fixtures or fittings that would contribute to its significance, following its redevelopment from independent shops in the late 20th century.

The proposals will remove extant unsympathetic alterations and finishes to the principal elevation and reinstate traditional aspects of the locally listed building previously lost. This will represent an overwhelmingly positive impact, enhancing the significance of the locally listed terrace and its encompassed Grade II listed property at Number 64, and improving the historic streetscape along Eversholt Street. The general streetscape enhancement will also positively improve the surrounding aspects to the adjacent locally listed Euston House, aiding to some degree, albeit limited, in the ability to appreciate its significance.

The proposed internal changes to the building will not affect the significance of the locally listed.

- 6.18 As indicated above, the Heritage Statement clearly finds that the Proposed Development has the opportunity to not only conserve, but enhance, the non-designated heritage asset and the nearby listed building through removal of unsympathetic alterations and the reinstatement of traditional aspects. The Heritage Statements also finds that the Proposed Development will enhance the general streetscape, whilst ensuring the internal changes will not impact on the significance of the building. This accords with the requirements of Local Plan Policy D3 relating to shopfronts.
- 6.19 The Proposed Development therefore conforms with Camden Local Plan Policy D2 and D3 as well as paragraph 203 of the NPPF.

#### Impacts on neighbouring amenity

- 6.20 Policy A1 (Managing the impact of development) of the Camden Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours and that the Council will seek to ensure the amenity of communities, occupiers and neighbours is protected. The factors the Council will consider include visual privacy, outlook, sunlight, daylight and overshadowing and artificial lighting levels.
- 6.21 As previously identified, the established use of the Site is that of a nightclub, which could be operational from late at night until the early hours of morning without restriction. As such, the impacts on neighbouring amenity from the Proposed Development should be considered in context of the lawful use of the Site and the impacts this could have on nearby residents amenity not only in terms of the amplified music played within the venue but also the comings and goings from the Site until as late into the night / early morning.
- 6.22 In order to address the potential noise impacts of the Proposed Development, a Noise Impact Assessment (NIA) has been produced to support this Application. This has assessed two main elements; 1. Noise levels from the external seating area; 2. Noise levels of the mechanical plant.
- 6.23 In terms of the noise omitted from the external seating area, the results of the Noise Impact Assessment indicate that at the residential windows overlooking Eversholt Street, directly above the seating area, patron noise levels will be comfortably lower than the existing ambient noise levels. At other windows, overlooking Doric Way and to the rear of the Site, patron noise levels would be well below the WHO criterion.



- 6.24 With regards to the mechanical plant, the Noise Impact Assessment confirms that with the specified mitigation in place, plant rating levels would be at least 10dB below the background sound levels during kitchen trading hours, late trading hours, and overnight. Accordingly, the mechanical services plant would have a low noise impact on the nearby residential community and will comply with the requirements set out in the Camden Local Plan.
- 6.25 Finally, with respect to the traffic movements (servicing, refuse collections etc) of the Proposed Development, it will be noted that the number of vehicles servicing the Site will be broadly similar to the number which service the established use of the Site. There is therefore no reason to consider that this would materially impact on nearby residential amenity.
- 6.26 Therefore, given the findings of the NIA, it is concluded that the noise and amenity impact of the Proposed Development are acceptable. The Proposed Development is therefore in accordance with Policy A1 of the Local Plan; and also with the amenity-related policies included in the NPPF, with particular regard to development not undermining the quality of life (Paragraph 130).

### Highway related impacts

- 6.27 The Application is supported by Transport Statement which demonstrates that the Proposed Development is located in a highly accessible location with access to a number of sustainable modes of transport.
- 6.28 The Proposed Development would generate around 14 HGV service vehicles would typically require access to the Site each week, spread throughout the week, representing an average of around 2 HGVs per day. The HGVs used for these deliveries are typically 2 axle rigid vehicles of varying size up to 12.0m in length, or small 'urban artic' 3-axle articulated vehicles. Deliveries and collections would be made using the loading bay on Doric Way. The numbers and types of vehicle associated with servicing will be similar to the existing use of the Site as a nightclub.
- 6.29 With regards to cycle parking, there is currently no cycle parking provided on Site for nightclub staff or customers. The Proposed Development seeks to provide secure and covered cycle parking for use by staff within the basement of the building. The Mayor of London cycle parking standard for staff is 1 space per 175sq.m. GFA, so for the Proposed Development of 568sq.m. it equates to 4 spaces (rounded up) which would be provided. The basement would be accessible from ground floor level via either the steps or the platform lift, both located on Doric Way.
- 6.30 Overall, it is concluded that the Site is in a highly accessible location by various sustainable modes of transport and the highway related impacts of the Proposed Development are acceptable.

### Climate change/Sustainability

- 6.31 In terms of addressing climate change and reducing energy demand, the Applications are supported by an Energy & Sustainability Statement, which demonstrates how the Proposed Development has been designed to achieve the highest of environmental performance standards following the Energy Hierarchy as set down by the Development Plan and its associated guidance. The Statement details the baseline energy requirements for the Proposed Development, the reduction in energy demand as a result of energy efficiency measures and the potential to achieve further CO2 reductions.

- 6.32 The Environmental Performance Statement adopts a 'Lean, Clean, Green' approach to assessing energy and thermal comfort needs and appropriate solutions have been adopted following the guidance under Chapter 9 of the London Plan and the latest GLA guidance on the preparation of energy statements (June 2022). The Proposed Development achieves an overall improvement (BER/TER) in regulated emissions of 59.75% over the Part L 2013 SAP10 standard and a reduction in overall emissions at 38.12% when taking into account unregulated energy use, through the adoption of high standards of insulation, super-efficient variable refrigerant flow heating/cooling, domestic hot water generated by heat pump technology and localised ventilation systems.
- 6.33 In terms of flood risk, the Site is located within Flood Zone 1 and therefore represents a low risk of flooding.
- 6.34 The Proposed Development will also help to improve local air quality, through the replacement of the former high-level kitchen extraction with a new bespoke system, as described above.
- 6.35 The Proposed Development is therefore in accordance with Policies SD4, T1 and SI 2 of the London Plan and its associated energy statements; and Policy CC1 of the Local Plan, with particular regard to addressing issues relating to climate change, minimising greenhouse gas emissions and energy demands; being located in a sustainable location; ensuring the quality of life and health of residents and the natural environment are not adversely affected by negative impacts on the local environment; and ensuring that developments are safe for their lifetime from flooding.
- 6.36 The Proposed Development is also in accordance with the Framework, particularly in relation to relation to its environmental objectives (Paragraph 8); minimising energy consumption (Paragraph 157); and avoiding the risk of flooding (Paragraph 159).

### Other Material Considerations

- 6.37 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act, the previous sections have demonstrated the proposals are in compliance with local and national policy. The section below will discuss other material considerations to be considered when determining planning applications.
- 6.38 The other material considerations in the assessment of this planning application relate to the public benefits the Proposed Development will deliver, which weight in favour of granting planning permission.
- 6.39 The public benefits of the Proposed Development are set out below:

### Economic Benefits

- 6.40 The Applicant intends to spend circa £1.6m on the Proposed Development and will result in the creation of at least 50 – 60 full and part-time jobs, with further employment created during the construction process.
- 6.41 The Proposed Development will contribute positively to the viability and vitality of Neighbourhood Area through the creation of additional footfall, the proposals will also add to local economy with patrons undertaking linked trips to other services and facilities.

### Social Benefits

- 6.42 The Proposed Development will provide a new community facility, whilst providing an appropriate use for the building. This will deliver community benefits in the form of a facility for the customers to enjoy whilst also providing new employment opportunities.

### Environmental Benefits

- 6.43 The Proposed Development will result in enhancements to the character and appearance of the existing building and will in turn provide an enhancement to the surrounding street scene and nearby Grade II Listed Building.
- 6.44 The Proposed Development will contribute towards a more efficient, effective and sustainable use of the land which will thereafter ensure the long term maintenance of the Site moving forward. It is considered that the proposals represent the optimum viable use for the Site.
- 6.45 In summary, therefore, the benefits of the Proposed Development are in broad accordance with the Development Plan and the Framework as explained above.

## Section 7: Summary and Conclusions

- 7.1 This Planning Statement has been prepared on behalf of JD Wetherspoon plc in support of application relating to the proposed change of use of the existing nightclub located at ground and basement levels to provide a public house, to include the replacement of the existing shopfront, the installation of new and replacement plant equipment and the provision of an external customer seating area at No.34 - 38 Eversholt Street, London.
- 7.2 In terms of general principles, the Proposed Development will result in the creation of public house and community asset within the defined Neighbourhood Area. The Proposed Development will also contribute positively to the economy of the area and the vitality of the local economy.
- 7.3 In terms of impacts upon residential amenity, the Application is supported by technical assessments, which demonstrate that the Proposed Development will not result in significant noise-related disturbance or highway / transport related concerns. It has also been demonstrated that the Proposed Development will result in enhancements to the non-designated heritage asset, the surrounding street scene and the nearby Listed Building.
- 7.4 In summary, therefore, this Planning Statement demonstrates that the Proposed Development accords with all relevant policies of the Development Plan and the Framework and other material considerations, including the ensuing economic, social and environmental benefits and represents sustainable development.
- 7.5 Furthermore, it has been demonstrated that there are no policies within the Development Plan or the Framework that seek to protect areas or assets of particular importance that provide a clear reason for refusing the Proposed Development and that any adverse impacts of granting full planning permission will not significantly or demonstrably outweigh the benefits, when assessed against the policies of the Development Plan or Framework taken as a whole.
- 7.6 In accordance with Paragraphs 11 and 38 of the Framework, it is therefore respectfully requested full planning permission be granted.

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