

Application ref: 2022/5228/P
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Date: 8 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk

www.camden.gov.uk/planning

Pegasus Group
21 Ganton Street
London
W1F 9BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Camden Town Brewery
55-65 Wilkin Street Mews
London
NW5 3NN

Proposal:

Erection of a part one and part two storey rear extension to the existing brewery at Arches 59-63 and associated external plant

Drawing Nos: 478_PL_100, 478_PL_101, 478_PL_102, 478_PL_103, 478_PL_104, 478_PL_105, 478_PL_106, 478_PL_107, 478_PL_108, 478_PL_109 (Rev B), 478_PL_111 (Rev A), 478_PL_112 (Rev B), 478_PL_113 (Rev A), 478_PL_114 (Rev B), 478_PL_115 (Rev A), RF80600 (Acoustic Enclosure Drawing), Planning Fire Strategy (28/11/2022), Plant Noise Impact Assessment (Rev 4 26/11/2022)

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 plans- 478_PL_100, 478_PL_101, 478_PL_102, 478_PL_103, 478_PL_104, 478_PL_105, 478_PL_106, 478_PL_107, 478_PL_108, 478_PL_109 (Rev B), 478_PL_111 (Rev A), 478_PL_112 (Rev B), 478_PL_113 (Rev A), 478_PL_114 (Rev B), 478_PL_115 (Rev A), RF80600 (Acoustic Enclosure Drawing), Planning Fire Strategy (28/11/2022), Plant Noise Impact Assessment (Rev 4 26/11/2022)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan.

- 4 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 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.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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 Reasons for granting permission.

The subject site at 55-65 Wilkin Street Mews is located on the western boundary of the Inkerman Conservation Area, and occupies the space under the Kentish Town railway viaduct. The proposal relates to the construction of a single and partial two-storey rear eastern extension to Camden Town Brewery that occupies arches 59-63 with associated external plant.

The proposed rectilinear extensions will partly obscure the distinctive arched forms of the railway viaduct which is a defining feature and key built element that contributes to the setting of the adjoining Conservation Area. However, the proposed extension will be located on the eastern elevation of the viaduct which faces the rear of an office building and will be contained within the footprint of the overhanging train platform above. There is no public thoroughfare adjoining the site and the works will therefore have very limited or no visibility from the public realm.

The proposed dark grey coloured corrugated metal cladding will appear as lightweight, reversible and subservient against the original brickwork of the viaduct, and the materiality aligns with the industrial context of the site. The plant equipment is considered small in scale and fits in with industrial and working nature of the site.

When considered cumulatively, the proposed developments to the east elevation of 55-65 Wilkin Street Mews will not harm the character and appearance of the host railway structure or the adjoining Inkerman Conservation Area.

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

In terms of amenity the extension is located in a back alley behind the railway viaduct and adjacent to office buildings. The extension is actually contained under the platform and will not extend outwards. Because of this and the relatively small width that exists, the impact on neighbouring daylight and outlook is not considered significant. In terms of privacy there will be no significant difference in the use or proximity to windows and therefore the same level of privacy will be maintained.

3 Plant equipment is proposed in terms of condenser units within an acoustic enclosure. A Noise Impact Assessment has been submitted which has been assessed by the Council's Environmental Health officer who is satisfied that the submitted acoustic submission meets Council guidelines and that the noise levels will not harm local amenity, subject to two standard noise compliance conditions which will be placed on the decision.

The plant equipment is proposed because the site contains a working brewery and has industrial processes which require the need for temperature control. Therefore the principle of these units being on site in terms of sustainability is accepted and complies with policy CC1 of the Local Plan.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CC1, A1, A4, D1 and D2 of the Camden Local Plan 2017 and policies SW1 and D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 4 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.
- 5 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) 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.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer