

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **PLANNING COMMITTEE** held on **THURSDAY, 11TH JANUARY, 2024** at 7.00 pm in Council Chamber, Town Hall, Judd Street, London WC1H 9JE

MEMBERS OF THE COMMITTEE PRESENT

Councillors Heather Johnson (Chair), Edmund Frondigoun (Vice-Chair), Lotis Bautista, Danny Beales, Nasrine Djemai, Tommy Gale, Lloyd Hatton and Tom Simon

MEMBERS OF THE COMMITTEE ABSENT

Councillors Sagal Abdi-Wali, Liam Martin-Lane, Andrew Parkinson and Sue Vincent

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of the Planning Committee and any corrections approved at that meeting will be recorded in those minutes.

MINUTES

1. APOLOGIES

An apology for absence was received from Councillor Vincent.

2. DECLARATIONS BY MEMBERS OF STATUTORY DISCLOSABLE PECUNIARY INTERESTS, COMPULSORY REGISTERABLE NON-PECUNIARY INTERESTS AND VOLUNTARY REGISTERABLE NON-PECUNIARY INTERESTS IN MATTERS ON THIS AGENDA

There were no such declarations.

3. ANNOUNCEMENTS

Webcasting

The Chair announced that the meeting was being broadcast live to the internet and would be capable of repeated viewing and copies of the recording could be made available to those that requested them. Those seated in the Chamber were deemed to be consenting to being filmed. Anyone wishing to avoid appearing on the webcast should move to one of the galleries.

4. REPRESENTATIONS TO THE COMMITTEE

RESOLVED –

THAT the written submissions and deputation requests contained in the supplementary agenda be accepted.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There was no such business.

6. MINUTES

Consideration was given to the Minutes of the previous meeting.

RESOLVED –

THAT the Minutes of the meeting held on 16th November 2023 be agreed and signed as an accurate record of the meeting.

7. PLANNING APPLICATIONS

Consideration was given to the report of the Executive Director Supporting Communities.

7(1) MECCA BINGO, 180 ARLINGTON ROAD, LONDON NW1 7HL

Consideration was also given to the information provided in the Supplementary Agenda.

The Planning Officer introduced the application and explained that although there was no objection in principle to a higher capacity at the site, the current management plan was designed to deal with a capacity of up to 350 people. Therefore, a condition was added stating the capacity in order to allow any application to increase to be subject to further public consultation and assessment by the Council. The Planning Officer responded to questions by clarifying that it was expected that the venue would initially have between 250 and 350 people in attendance when in operation, and condition 7 stated that the maximum occupancy on the site shall not exceed 350 people.

On being put to the vote, it was unanimously in favour of the officer recommendation

RESOLVED –

THAT Planning Permission be granted subject to conditions and Section 106 obligations, as set out in the agenda.

**ACTION BY: Director of Economy, Regeneration & Investment
Borough Solicitor**

**7(2) THE EARNSHAW 77-91 CASTLEWOOD HOUSE, NEW OXFORD STREET,
LONDON WC1A 1DG**

Consideration was also given to the information provided in the Supplementary Agenda, and the written submissions and deputation requests referred to in Agenda Item 5 above, as well as the late tabled paper which clarified that the site was in the Central London Area and Growth Area but was not in a primary or secondary retail frontage.

The Planning Officer introduced the application.

In response to a question from a Committee Member, the applicant team clarified that there would be no entrance fee when the site was open to the public, nor would there be a membership scheme in operation.

Responding to question from a Committee Member regarding comments made by Covent Garden Community Association, the Planning Officer explained that public access had been secured and management of access would be addressed by the Operational Management Plan, which would be secured as part of a Section 106 legal agreement. Furthermore, the opening hours of the space in the application remained the same as the hours permitted for the space in the original and extant planning permission, therefore Officers considered these acceptable. Regarding delivery and servicing, there were delivery and servicing management plans secured for the site under the original permission and it was expected that future plans would remain in line with these.

The Planning Officer reported that before 09:00hrs on weekdays the restaurant space would be exclusively for GSK staff, and then after 09:00hrs it would be open to the public. The applicant team added that the restaurant would also be open to the public at the weekend.

Members were favourable of the application and felt it was an appropriate use of the space and had positive community benefits.

Therefore, on being put to the vote, it was unanimously in favour of the officer recommendation

RESOLVED –

THAT Planning Permission be granted subject to conditions and Section 106 obligations, as set out in the agenda.

**ACTION BY: Director of Economy, Regeneration & Investment
Borough Solicitor**

7(3) 160-161 DRURY LANE, LONDON WC2B 5PN

The Planning Officer introduced the application. Referring to the Supplementary Agenda, the Planning Officer reported that the applicant had indicated that the build costs would not exceed £3million, therefore there would be no requirement to recruit a construction apprentice or sign up to the Camden Local Procurement Code. However, the other points in the Supplementary Agenda about the employment and training package would be included in the S106 legal agreement. The Planning Officer also reported that additional conditions had been proposed and would be added to the permission, if granted, in relation to soundproofing of the cycle and bin store and the removal of the external staircase.

Officers responded to questions from Committee Members, as follows:

- The proposed roof terrace was set back from the edge of the rear extension and site boundary so would not block the windows of immediately neighbouring properties and the surrounding buildings were higher than the terrace, which would be situated at second floor level, so it was not envisioned that the terrace would block daylight.
- The proposed roof terrace was about 6.9 metres away from the neighbouring building at 158 Drury Lane and about 2 metres away from the Market House building, but this was a fairly typical relationship between terraced properties.
- Other properties that faced the terrace were at least 7 metres away.
- A noise assessment had been undertaken and the proposed plant, such as air conditioning units, would meet background noise level limits, and the Environmental Health Officer was satisfied with the noise assessment and supportive of the application, subject to conditions.
- The condition for noise control emitted from plant or machinery applied 24 hours per day and could not be further restricted at certain times as some plant was required be in operation continuously.
- Whilst the previously approved but expired permission had precluded primary cooking, this was in conjunction with a change of use to restaurant which was made prior to the changes to the Use Classes Order that introduced Class E in 2020 and took away the ability to control changes of use of existing commercial premises to restaurant use. The new application did not propose any change of use, but if the site was to be used as a restaurant, a commercial extraction system would be required and would need planning permission, therefore a separate application would be required.

Responding to a question, the applicant team advised that the previous permission had retained the external staircase, and the space now proposed as a terrace had formed part of a fire escape route alongside the staircase, which was considered suboptimal as it led into a residential garden. With the new application the fire escape strategy had been redesigned and it was proposed that the external staircase be removed, therefore it had been proposed that the space on the second floor be used as a terrace instead as it was considered beneficial by the applicant team that the office had access to outdoor amenity space.

Responding to a follow up question, the applicant team advised that the 1.8 metre screening had been added to the application in response to the concerns raised by neighbouring residents about overlooking and loss of privacy.

The Committee expressed concern about the terrace element of the application and the impact of it on the amenity of neighbouring properties and sought clarification on the options available to them.

The Head of Development Management advised that the Committee were able to impose a condition to omit the roof terrace from the permission and remove conditions 12 and 13 (which were there to control/manage use of that space). The Head of Development Management explained that the applicant could reconsider the terrace element of the application and apply for an amendment to the application in the future, or appeal the condition imposed, if they were so minded.

Overall, the Committee were generally favourable of granting the application with an amendment prohibiting amenity use of the flat roof atop the first-floor extension and removing conditions 12 and 13.

Therefore, on being put to the vote, with seven in favour and one against, it was

RESOLVED –

- i) THAT Planning Permission be granted subject to conditions and Section 106 obligations, as set out in the agenda, and subject to an additional condition omitting amenity use of the flat roof atop the first-floor extension and the removal of conditions 12 and 13.
- ii) THAT it be delegated to officers to finalise the wording of the additional condition omitting amenity use of the flat roof atop the first floor.

**ACTION BY: Director of Economy, Regeneration & Investment
Borough Solicitor**

8. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was none.

Planning Committee - Thursday, 11th January, 2024

The meeting ended at 8.41 pm.

CHAIR

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MINUTES END