

## **THE LONDON BOROUGH OF CAMDEN**

At a meeting of the **PLANNING COMMITTEE** held on **THURSDAY, 14TH DECEMBER, 2023** 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, Tommy Gale, Lloyd Hatton, Liam Martin-Lane and Tom Simon

### **MEMBERS OF THE COMMITTEE ABSENT**

Councillors Sagal Abdi-Wali, Nasrine Djemai, 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**

Apologies for absence were received from Councillors Sagal Abdi-Wali and Sue 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.

## **Order of Business**

The Chair also announced that a request was received to hear Agenda Item 7(3) as the first substantive item, as such the Committee considered the application in respect of 55 Tottenham Court Road W1T 2EL & 16-24 Whitfield Street London W1T 2RA first.

### **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 30<sup>th</sup> October 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) 2 WATERHOUSE SQUARE, 140 HOLBORN LONDON EC1N 2ST &**

#### **7(2) RELATED APPLICATION**

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.

The Planning Officer introduced the application and notified members that late objections had been received from Councillor Awale Olad, Ward Councillor for Holborn and Covent Garden and from a local resident.

The Planning Officer responded to a question about the calculation of the mixed use policy housing contribution of £470,250 by explaining that the contribution was based on floorspace and was calculated using the standard formula that was set out in Camden Planning Guidance. The Head of Development Management added that the formula was set out in guidance as a response to Policy H2, and specified that the commercial floorspace uplift, which for the scheme was 632 square metres, had been used alongside a set figure to work out the payment-in-lieu.

The Applicant Team responded to questions from Members, setting out their view as follows:

- The application had proposed a flexible space, that could accommodate any commercial Class E use or a bar which was outside a use class and was referred to as Sui Generis.
- There would be a significant period of time until completion, so the applicant felt that they needed flexibility for this space and added that a bar could be positive for the area in the context of it being in a central London location.
- As for mitigating the impact on residents, the flexible space was not in the immediate vicinity of the rough sleeper accommodation and controls on its operation would be in place via the licensing regime, should it be used as a bar.
- In terms of consultation, engagement had been underway since the spring, and since that time around 70 individuals had been directly communicated with via email and phone. Flyers, that included a link to a website with information on the development, and newsletters, had been sent out to 5000 homes and businesses.
- Furthermore, residents and ward councillors had been met with on several occasions.
- All feedback was recorded as part of the Statement of Community Involvement.
- One key topic during consultation was Anti-Social Behaviour (ASB), and it was thought that a contributing factor to ASB in the area was the existing large vacant building with a dead frontage onto Brookes Market, as such, it was anticipated that the proposed development would help to reduce ASB.
- The applicant advised that they were committed to engaging with residents through the Construction Management Plan process once a contractor was appointed.
- The applicant expressed a desire to continuously work with the local community throughout the development process.

The depute responded to a question from the Committee regarding consultation and reported that they personally had not received any information about the proposed development until September 2023. Upon finding out about the forthcoming application they had informed other local residents about the scheme and encouraged them to share their views with the applicant. However, the depute felt that their views had not been taken on board and expressed serious concern about some aspects of the application, especially the proposal for a bar on site.

A Committee Member had considered the deputation request submitted by St Mungo's and was highly concerned that due consideration had not been given to how the scheme might impact the vulnerable residents residing at The Lodge at St Ursula's, which was a residential provision for rough sleepers run by St Mungo's. As such, information on the potential impact of those residents was sought.

The Planning Officer reported that no formal equality impact assessment had been undertaken. It was also reported that a light impact assessment had not been undertaken on The Lodge, which was located at the back of the market, because assessment had been undertaken on the residential buildings which were in closer proximity to the development, and it was found that there would be negligible light impact on these buildings. A Committee Member commented that due to the nature of the accommodation at The Lodge, the rooms would likely be single aspect and therefore potential light impacts may be more significant.

Responding to a question about discharging statutory duties in relation to equalities, the Committee's Legal Adviser informed Members that if the Committee were minded to make a decision on the application, consideration had been given to the potential impacts on equalities, fulfilling the legal duty to do so. However, the Committee were entitled to seek further information before coming to a decision.

The Committee then discussed deferring the decision on the application, as they were of the view that there was not enough information relating to the following points:

- The impact of the scheme, particularly the flexible space which could be used as a bar, on the occupants of The Lodge, St Mungo's, especially in relation to equalities.
- The light impact of the proposed development on The Lodge, St Mungo's.
- The consultation process and how residents at this property and neighbouring residents had been engaged with.

Committee Members also requested further information and that an Officer from the Market Team be present to comment on the impact on Leather Lane Market when the application returned to the Committee for further consideration.

**ACTION: Director of Economy, Regeneration & Investment**

Therefore, on being put to the vote, it was unanimously

**RESOLVED –**

THAT consideration of the applications, in respect of 2 Waterhouse Square, 140 Holborn, London EC1N 2ST, be deferred to a future meeting of the Committee, pending the receipt of further information, as detailed above.

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

**7(3) 55 TOTTENHAM COURT ROAD W1T 2EL & 16-24 WHITFIELD STREET  
LONDON W1T 2RA**

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.

The Planning Officer introduced the application and reported that since the publication of the report and supplementary agenda, the pedestrian, cycling and environmental improvements developer contribution had been amended to £50,000.

The Head of Development Management clarified the wording of the planning obligation (para 3.8) which had been included in the section 106 Legal Agreement securing the mural as part of the redevelopment scheme approved in November 2000. The Legal Agreement stated:

*“The Owner the Developer APS and LUL covenant with the Council to permit the installation of the Public Art Features in the position indicated on Drawing No. L277/P(O)/109A forming part of the Application and to co-operate with the Council in facilitating the installation of the Public Art Features and thereafter (save with the Council's written consent given in accordance with the requirements of this Agreement such consent not to be unreasonably withheld) to retain and maintain the Public Art Features in that position throughout the duration of the use of the Development.”*

It was explained that the mural was specifically there to obscure the windows from public view, due to the building formally being a British Transport Police Station.

In response to a question about environmental concerns and energy efficiency, officers advised that the proposed building would retain most of the existing structure, which minimised the environmental impact of the development. Furthermore, the development exceeded the London Plan policy target of a 35% reduction in carbon emissions, achieving an overall reduction of 68.92% and other measures such as green roofs were also proposed.

The Committee sought clarity on the proposed relocation of the mural. Officers explained that the Green Spaces Team would provide an estimate of the costs associated with retaining and maintaining the mural in Crabtree Fields. It had been proposed that a protective film could be applied to the mural, however detail on this was yet to be finalised. The full details of retaining, relocating and maintaining the mural would be worked up in the section 106 legal agreement.

In terms of affordable workspace, Officers confirmed there would be a 50% discount on market rent, available for 15 years. Further details would be finalised in the section 106 legal agreement, the Inclusive Economy Team would be consulted and would assist in finding a suitable occupier.

The Committee were favourable of the application, with one Member commenting that the proposed design was a welcome improvement and seemed more in keeping with the setting than the existing building.

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

**RESOLVED –**

THAT Planning Permission be granted subject to conditions and Section 106 obligations, as set out in the agenda, and the amended pedestrian, cycling and environmental improvements contribution.

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

**7(4) BASEMENT BUILDING C "TRIANGLE BUILDING", STABLES MARKET,  
CAMDEN LOCK PLACE, LONDON NW1 8AB**

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

**RESOLVED –**

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

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

**8. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

There was none.

The meeting ended at 8.45 pm.

**CHAIR**

**Contact Officer: Rebecca Taylor**

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**MINUTES END**