

Address:	Part Lower Ground Floor and Basement Building A1 Hawley Wharf London NW1 8AH		7
Application Number:	2023/4686/P	Officer: Ewan Campbell	
Ward:	Camden Town		
Date Received:	01/11/2023		
Proposal:	Change of use from commercial, retail and office uses (Class E) to family entertainment with Bowling Alley with Arcade Gaming and ancillary bar (Sui Generis)		
Background Papers, Supporting Documents and Drawing Numbers:			
Existing drawings: , A1-PP-XX03 (Rev A), A1-AP-01			
Proposed drawings: A1-PP-01, GA_01 (T1), GA_02 (T1),			
Documents: Transport Statement (03/08/2023), Acoustic Consultant Report (08/08/2023), Air Quality Assessment (20/08/2023), Construction/Demolition Management Plan, Operational Management Plan, Design and Access Statement (20/10/2023), Cover Letter (25/10/2023), Marketing Report (October 2023), Sustainability Statement (06/12/2023)			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to Section 106 Legal Agreement			
Applicant:	Agent:		
LABS Dockray 1-7 Dockray Place London NW1 8QH	Gerald Eve 1 Fitzroy Place 6 Mortimer Street London W1T 3JJ		

ANALYSIS INFORMATION

Land use details				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
Class E	Commercial, retail and office uses	1704	0	-1704
Sui Generis	Bowling Alley with Arcade Gaming and ancillary bar	0	1704	+1704
Total		1704	1704	0

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	0	0	0

EXECUTIVE SUMMARY

- i) The application site comprises the lower ground and basement levels of Building A1 in Hawley Wharf. Building A1 is bound by the Regent's Canal to the south, Chalk Farm Road to the west and the railway arches to the north, where it is surrounded by a mix of uses including commercial, retail, office, residential, market uses and drinking establishments.
- ii) The site is in temporary use as a gallery but the permanent existing permission for this part of the site is for commercial, retail and offices. This application seeks permission for the change of use from the permanent commercial, retail and office uses (Class E), to family entertainment space with a bowling alley, arcade gaming space and ancillary bar (Sui Generis). The site would be occupied by 'Lane7, housing 10 bowling alleys, large arcade gaming space with bar over the lower ground and basement levels bowling alleys and a restaurant with ancillary bar and events space.
- iii) The proposed change of use is considered acceptable given the marketing information and the fact the unit has never been successfully occupied for its permanent consented use. As part of a separate application more office space is being provided on the roof of the building A1 which helps mitigate any loss of the Class E on this site. Moreover, the family entertainment and bowling alley use is considered an appropriate town centre use in this location which would contribute to the vitality and viability of the markets and the Camden Town Town Centre. It would also provide an employment function.
- iv) There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, character and appearance of the Regents Canal Conservation Area or the setting of nearby listed buildings.
- v) The proposed location at lower ground and basement level would limit any potential disturbance; and hours of use, visitor numbers and compliance with the submitted operation management plan would be secured by condition to ensure there would be no harm to the amenity of nearby neighbouring residents. Visitors would be expected to attend the site by sustainable means of travel and as such there are no likely impacts on the local transport network. An s106 agreement will be secured to ensure that the proposal is tied into the SMP and car free requirements of the wider site.

- vi) As such, the proposed development is considered acceptable and would be in accordance with the Camden Local Plan 2017 and London Plan 2021 as a whole, and it is recommended that conditional planning permission is granted subject to an s106 agreement.

OFFICER REPORT

Reason for Referral to Committee: Major development involving a change of use resulting in provision of more than 1,000sqm of non-residential floor-space (Clause 3(ii)).

1. SITE AND BACKGROUND

Location

- 1.1 This application relates to the basement and most of the lower ground floor of Building A1 in the Hawley Wharf development. Building A1 is bound by the Regent's Canal to the south, Chalk Farm Road to the west and the railway arches to the north. The site is located within Camden Town Centre and the Regent's Canal Conservation Area.
- 1.2 The ground floor of the Hawley Wharf development comprises a mixed-use development with the first two floors comprising small stores and street-food eateries, the third floor includes office space.
- 1.3 The basement of Building A1 is currently operating as exhibition space under a temporary planning permission. The proposed CoU seeks to facilitate the occupation and activation of the space, seeking permission for Sui Generis use which, although materially different from the permanent lawful use, would nonetheless have a commercial character. It would drive footfall to the markets, creating the opportunity for incidental spending in the existing market, supporting the function and vitality of the wider market ecosystem and Camden Town Town Centre.



Figure 1 – The application site outlined in red

- 1.4 The application site is not listed but is located within the Regents Canal Conservation Area. The nearest listed buildings are The Interchange adjacent to the site to the south-west, and the Stanley Sidings Stables on the north side of the railway line.
- 1.5 The site is in a mixed-use area, surrounded by commercial, retail, office, residential, market uses and drinking establishments and it is within the Camden Town Town Centre.
- 1.6 The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent). The nearest stations are Camden Town and Chalk Farm Underground and Camden Road and Kentish Town West Overground which are all a short walk away. There are also numerous bus services from Kentish Town Road, Hawley Road and Chalk Farm Road.

2. THE PROPOSAL

- 2.1 Planning permission is sought for the Change of use from commercial, retail and office uses (Class E) to family entertainment with Bowling Alley, Arcade Gaming and ancillary bar (Sui Generis). At the end of the current temporary planning permission as a gallery, the site could revert to the previous Class E commercial uses or this proposed use if granted.

3. RELEVANT HISTORY

The site

- 3.1 **2012/4628/P** – Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including

change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road). (This application is accompanied by an Environmental Statement and is a redesign of a scheme that was refused on 4 May 2012 [Ref: 2011/4932/P]. Key revisions include: increase in size of public open spaces across the site, reduction in height/bulk/massing to some buildings, reduction in floor space, and new facade designs, particularly along the canal frontage).
Granted Subject to a Section 106 Legal Agreement 23-01-2013

- 3.2 **2021/2942/P** Change of use of basement (light industrial use) and part lower ground floor (market retail and hot food takeaway use) of Building A1 to Electric Go-Kart Use (sui generis) (Withdrawn)
- 3.3 **2022/3594/P** – Use of the site as art gallery (Class F1 Use) for a temporary period until 1 May 2023. Granted 19-12-2022. This was later extended (see 2023/2582/P below at 3.4).
- 3.4 **2022/5588/P** – Rooftop units and the associated external amenity space at Building A1 and A2 London NW1 8AH – Granted subject to a s106 agreement (decision not issued yet)
- 3.5 **2023/2582/P** – Use of the site as art gallery (Class F1 Use) for a temporary period until 1 May 2024. Granted 18-10-2023. This extended the earlier temporary permission (see 2022/3594/P above at 3.2).
- 3.6 **2023/4687/P** – Non-material amendment for planning permission dated 08/10/2020 ref: 2020/0362/P which itself varied application 2018/1715/P dated 03/12/2018 and 2012/4628/P dated 23/01/2012 for the Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, and associated works (summary), AMENDMENTS INCLUDE replace cycle storage with light industrial use (Class B1c) to arches E4 and E5, disperse cycle parking throughout site, amend condition 32 in relation to public cycle storage areas and number of cycle parking spaces required – Granted 25-01-2024

4. CONSULTATION

Adjoining occupiers

- 4.1 A site notice was displayed outside the site and an advertisement was displayed within the Ham and High newspaper. The notices were displayed

on 08/11/2023 (expiring on the 02/12/2023) and the application was advertised in the local paper on 16/11/2023 (expiring 02/12/2023).

4.2 No responses were received.

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2023 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

Local policy and guidance

[Camden Local Plan \(2017\) \(CLP\)](#)

[Policy G1 Delivery and location of growth](#)

[Policy C3 Cultural and leisure facilities](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy A1 Managing the impact of development](#)

[Policy A4 Noise and vibration](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy TC2 Camden's centres and other shopping areas](#)

[Policy TC4 Town centre uses](#)

[Policy TC6 Markets](#)

[Policy T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

[Policy DM1 Delivery and monitoring](#)

[Supplementary Planning Documents and Guidance](#)

Most relevant Camden Planning Guidance (CPGs):

[Access for All CPG – March 2019](#)

[Amenity – January 2021](#)

[Community uses, leisure and pubs – January 2021](#)

[Design – January 2021](#)

[Town centres and retail – January 2021](#)

[Transport – January 2021](#)

Other guidance:

[Regents Canal Conservation Area Appraisal and Management Plan \(2008\)](#)

ASSESSMENT

5.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

6	Land use
7	Impact on neighbouring amenity
8	Design and heritage
9	Transport
10	CIL
11	Conclusion
12	Recommendation
13	Legal Comments
14	Conditions
15	Informatives

6. LAND USE

Background and Proposal

- 6.1 The site is located at part lower ground floor and basement of Building A1, within the Hawley Wharf masterplan. Building A1 is located to the southwest of the masterplan and is bound by Chalk Farm Road to the west, the railway arches to the north and Regent's Canal to the south.
- 6.2 Planning permission (ref. 2012/4628/P) was originally granted for the mixed-use redevelopment of the site on 23 January 2013. There have been various Section 73 and Section 96A amendments to the scheme since this time.
- 6.3 The buildings on site are now fully constructed but parts of the site remain vacant and not fully occupied. This application seeks to change the use of the basement of Building A1 which has remained vacant, save for a temporary gallery use, since the site opened. The proposed change of use is sought to activate the space and bring an increased variety of users across the day to the site, which will support the wider vitality, character and function of Hawley Wharf, the markets, and the Town Centre.
- 6.4 On 31 July 2021 planning permission (ref. 2021/2942/P) was sought at the basement and part ground floor of Building A1 for "Change of use of basement (light industrial use) and part lower ground floor (market retail and hot food takeaway use) of Building A1 to Electric Go-Kart Use (sui generis)". The application was withdrawn by the Applicant following further discussions with the prospective tenant who raised concerns regarding costs. On 19 December 2022 planning permission (ref. 2022/3594/P) was granted for "Use of the site as art gallery (Class F1 Use) for a temporary period until 1 May 2023." The temporary planning permission was

implemented, and the site successfully operated as an art gallery, receiving over 17,000 visitors. A further application was approved on 18 October 2023 (ref: 2023/2582/P) to allow for the continued use of the site as an art gallery until 1 May 2024.

- 6.5 Permission is now sought for a change of use of the spaces occupied by the art gallery to entertainment, ancillary bar and events space (Sui Generis) as a long-term solution with a more commercial focus but still in line with the other uses in the area. The site would be operated by 'Lane7', a bowling alley and arcade centre. Lane7 have a number of existing venues across the UK in Bristol, Sheffield, Liverpool, Edinburgh, Manchester and Newcastle, and one other London site in Victoria. They are predominantly entertainment use with an ancillary food and drink offering.

Land use assessment

- 6.6 Policy E2 is clear that the Council will resist the loss of a business use to a non-business use unless it has been thoroughly explored whether there is possibility for that use to continue. The Council will consider the suitability of the location for business use; whether the premises are in a reasonable condition to allow the use to continue; the range of unit sizes; and whether the business use is well related to nearby land uses (supporting text para. 5.37). Where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use. The applicant must submit evidence of a thorough marketing exercise, sustained over at least two years. The premises should be marketed at realistic prices, include a consideration of alternative business uses and layouts and marketing strategies, including management of the space by specialist third party providers (supporting text para. 5.39).
- 6.7 The application site is located within the Camden Market area in the Camden Town Centre, where policy TC4 seeks to ensure that the development of town centre uses does not cause harm to the character, function, vitality and viability of a centre, and that development does not harm shopping provision in the town centre. Policy TC6 is also relevant, which seeks to protect and promote markets and TC2 (a) and (b) which aim to promote a successful and vibrant centre, to protect and enhance the role and unique character of Camden's centres, and to provide for and maintain a range of shops including food, drink and entertainment uses to provide variety, vibrancy and choice.
- 6.8 As per Policy E2 a marketing report has been submitted in support of the application. The marketing report confirms that from October 2020 - March 2023, the unit had been marketed. It sufficiently confirms that whilst there is interest for B1(c) light industrial unit, a variety of different uses and users ultimately did not take up a lease. These users include gym operators,

recording studios, office operators, museums and other entertainment uses. Ultimately there were various reasons why these different operators did not take up a lease including, the unit too large, the fit out being too expensive, layout changes required and the location not being suitable. The location of the unit, at the basement level of Hawley Wharf means the use as a light industry style unit is limited given the nature of the surrounding uses as a more market and retail offer with a lack of clear transport access and surrounded by pedestrianised areas.

- 6.9 It is accepted that whilst not all the uses listed above are typical light industrial or commercial even in nature, the unit has had a relatively long history of constraints and ultimately lack of concrete interest due to these issues. This demonstrates the difficulties with the site as a viable unit for a variety of uses and determines that the unit may not be suitable for the uses originally proposed.
- 6.10 Supporting text to Policy TC4 recognises the importance of entertainment venues to the borough's image as a dynamic and attractive place. It goes on to note that Camden Town has a particular concentration of such uses, and the important part they play in the night-time economy of Camden and of London, socially, economically and in terms of job provision.
- 6.11 It also notes the conflicts that can arise due to the borough's densely developed, mixed use nature, with much night-time activity occurring close to places where people live. Policy TC4 therefore seeks to ensure that the development of shopping, services, food, drink, entertainment and other town centre uses do not cause harm to the character, function, vitality and viability of a centre, the local area, or the amenity of neighbours.
- 6.12 The proposed use would be similar to the permitted commercial use of the site, but with a focus on entertainment with an ancillary bar and food offering. The premises will comprise bowling lanes with a bar/dining area serving food and drink. The premises will operate a 350-person maximum occupancy limit. The proposed use would be entirely at lower ground and basement level and is considered an appropriate scale and character for the area given there would be no increase in floor area compared to the previous use. Given the subterranean location, the proposed use itself would not impact the character or vitality of the town centre, nor harm the local area and amenity of neighbours. Impacts from the operational management of visitors is assessed in section 7 (impact on neighbouring amenity).
- 6.13 It is also worth noting that 267sqm of B1c use will be put in to the railway arches (nos. E4 and E5) representing a return to the intent of the original planning permission (ref: 2012/4628/P). The relocation of the Class B1c has already been approved as a non-material amendment. Overall there will still be a total of 2,051 sqm (GIA) of B1c use across the masterplan site which

represents a 171sqm GIA increase from the quantum approved under the original masterplan permission (ref: 2012/4628/P). The loss of light industrial use on this part of the site therefore does not result in less light industrial than the Council accepted when the scheme was originally approved.

- 6.14 Given the location of the site within the Camden Town Centre which is very well connected with good public transport links, this is considered an appropriate location for such a use. The location at basement and lower ground level would also help to limit any of the impacts associated with such a use. The proposed entertainment use with ancillary bar, restaurant and events space are appropriate town centre uses which would help to contribute towards the vitality and viability of the town centre in accordance with policy TC2, supporting employment in the sector. Furthermore the bowling alley uses is considered to positively contribute to the entertainment uses in the Camden Market area which will bring more people to the area and support the markets. As such, the proposals are considered acceptable in land use terms and in line with the objectives of the development plan.

7. IMPACT ON NEIGHBOURING AMENITY

- 7.1 Policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The thrust of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 7.2 The nearest residential dwellings are located on to the north of the site at Dockray Place approximately 42m away from the closest entrance/exist to the site and the other entrance is 36m away from properties on Chalk Farm Road. It is important to mention that the railway does dissect this. Below is a map demonstrating this relationship



Outlook, privacy and daylight/sunlight

- 7.3 The application site is fully subterranean, located at lower ground and basement level and there are no external alterations proposed. There are some very small windows facing the canal however these will not mean an increase in views possible in to or out of the space, and therefore there would be no impact on neighbouring amenity in this regard.

Noise and Disturbance

- 7.4 No new plant is proposed as part of the current application and there would therefore be no additional impact in terms of noise disturbance from plant and machinery.
- 7.5 Given the location of the premises is mostly below ground and the distance to the nearest residential occupants, there would be very limited noise outbreak and no harm to the amenity of neighbours. A noise impact assessment has been submitted in support of the application which specifies that amplified sound caused by noises from the activities on site will be controlled by various measures including wall insulation and lining, and best practice operational policies will be in place to ensure any noise generating activity is minimised.
- 7.6 The operational noise criteria to the most part have been adequately predicted taking into consideration the use of the premises. All areas in the proposed bowling alley which potentially could experience the dropping of bowling balls must be acoustically isolated from the structure of the building

with the use of isolation pads or a resilient floor. Several conditions are attached to ensure the noise breakout is effectively managed and is not unreasonable for the area. Condition 6 deals with break out of audible music, and condition 7 imposes compliance with the acoustic report and the proposed insulation measures within the document to ensure the noise emitted from the premises will be kept to a minimum.

Operation Management

- 7.7 The applicant has submitted an Operational Management Plan (OMP) in support of the application and prepared by the proposed operator Lane7. This sets out a range of measures, policies, and procedures which will be in place to ensure the successful operation of the premises and mitigate any adverse impacts on the local area and neighbouring residents. The OMP provides details of the operating schedule (including prevention of crime and disorder, public safety, prevention of public nuisance, and protection of children from harm), a dispersal procedure, smoking strategy, maintenance, and waste management.
- 7.8 The site will predominantly run on a pre-booked basis, with some 80% of visitors arriving at the site on this basis. The remainder will arrive on a speculative basis and will have the ability to make use of the other facilities on site whilst they wait for a bowling lane or other attraction to become available. Guests check into the reception desk on arrival, in order to use any of the attractions on offer. The full venue is also available for hire for corporate clients.
- 7.9 The proposed hours of opening are from 8am to midnight Monday to Thursday, 8am to 12.30am Friday and Saturday, and 8am to 11pm on Sundays and bank holidays. It is anticipated that the majority of trade will take place between 5pm and midnight on most days, with the spending split between 55% gaming and 45% drinks/food.
- 7.10 The premises will operate a 350-person maximum occupancy limit, and the latest proposed opening hours are 08:00-00:30 in line with the nearby late night uses within the wider Camden Market area. Alcohol times will also be limited and stop 30 minutes before closing period and helps mitigate anti-social behaviour or alcohol related incidents in the area. The use itself, whilst containing a bar, is not associated with heavy drinking anyway and is not considered to increase these sorts of incidents.
- 7.11 With the planned bookable spaces, it is anticipated that there will be between 5,000 and 7,000 visitors per week, with these numbers being reached during the colder and wetter months and lower visitor numbers expected during the summer months. The venue will have a capacity of 350 guests at a time plus 50-60 staff, comprising both full time and part time

staff. It is suggested that the maximum capacity of the development be secured by condition.

- 7.12 A management policy will be implemented to reduce occurrences of antisocial behaviour and the premises will be equipped with CCTV. Staff will be trained to deal with intoxicated or disorderly customers, and alcohol will not be sold for takeaway from the premises. Licensing restrictions and conditions will also apply to the premises, adding another layer of control.
- 7.13 Deliveries and collections of waste will avoid late evening periods, to ensure there was no disturbance to residents, and deliveries and waste collections will take place from 07:00 to 20:00 on Mondays to Saturdays and 10:00 to 20:00 on Sundays.
- 7.14 Given that the OMP relates to on-site activities, with the exception of external queueing (which is expected to be rare and is still within the freehold ownership of Hawley Wharf), the OMP can be secured by condition (condition 5).
- 7.15 The proposed opening hours are considered reasonable given the location of the site within the Camden Town Centre and the numbers of visitors would not cause undue disturbance to neighbouring residents given the existing busy character of the markets and this part of Camden Town. The location at basement would further limit any potential impacts on neighbouring amenity.
- 7.16 Compliance with the OMP shall be secured by condition, alongside hours of opening (condition 3) and maximum visitor numbers (condition 4), and in combination with acoustic measures, are considered sufficient to ensure the premises will be operated in such a way as to ensure there was no adverse impact on neighbouring amenity.

8. DESIGN AND HERITAGE

Designated and non-designated heritage assets

- 8.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that special regard must be given to preserving or enhancing the character and appearance of a conservation area.
- 8.2 Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Policy D2 requires development to preserve, and where

appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG (Design).

8.3 The application site is not listed but is located in the Regents Canal Conservation Area. The nearest listed buildings are The Elephant House approximately 156m to the East of the site, and the lock keepers cottage approximately 58m away to the West and then the canal locks approximately 60m to the West.

8.4 The proposal is for the change of use to an existing building and does not involve any external alterations which would affect the appearance of the building, the character and appearance of the Regents Canal Conservation Area or the setting of nearby Listed Buildings. The proposals are therefore acceptable in this regard.

9. TRANSPORT

Car Parking

9.1 Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The existing building does not include any car parking spaces, and none are proposed. All visitors to the building would need to travel to the site via sustainable modes of transport.

9.2 Business permits are only issued where there is demonstrable business need (a certain trade business for example), which is unlikely in this case. In any event, a s106 agreement will be agreed to ensure the proposal would tie into the car free requirements of the wider Hawley Wharf development to ensure that the proposal complies with the requirements of policy T2

Cycle Parking

9.3 No additional cycle parking is proposed as part of this change of use. There is no London Plan standard for bowling alleys or the other sui generis uses proposed and given the mixed nature of this development, it is considered that no further additional cycle parking is necessary other and beyond the 150 spaces secured in the original application.

9.4 Cycle parking is currently provided in the courtyard on Water Lane in the form of 5 Sheffield stands (10 spaces). The original Hawley Wharf proposals included the provision of a 150 space cycle store within Arches E4 and E5. As part of the proposals to relocate the light industrial use to these arches (which is the subject of a separate planning application 2023/4687/P) it is proposed that the cycle parking be dispersed around the Hawley Wharf development. There is also additional cycle parking in Camden High Street directly next to Hawley Wharf.

- 9.5 The Transport Statement states that the proposal will not lead to a significant increase in trips to the site as a whole, compared to that calculated as part of the original permission. It is considered that this conclusion is reasonable in the context of the development overall. This is particularly the case as footfall to the site is currently less than originally envisaged and the proposal will help attract visitors to the site in line with the original vision for the site as a mixed-use development comprising market retail, food and beverage, residential, office and light industrial uses. It is expected that there will be no material impact on the operation of local public transport services as a result of the proposed change of use.

Access

- 9.6 There are no proposed changes to the methods of access. Existing fully accessible arrangements will be retained via the main entrance from the upper ground floor of Building A1, where there is stair or lift access for visitors. There is also secondary access from Water Lane.

Refuse and recycling

- 9.7 A Servicing Management Plan (SMP) for the Hawley Wharf development has been previously secured which covers the wider Hawley Wharf Development. The servicing and delivery arrangements will therefore be tied into this via a s106 agreement and so a further SMP is considered unnecessary for this development. Servicing and deliveries to the site will take place as at present from the central servicing area. It is not anticipated that there will be a material increase in deliveries as a result of this development. Nevertheless, the applicant has stated that the wider SMP will be updated once the proposed use is operational and will be submitted to the Council for approval as part of the monitoring and review process.

Conclusion

- 9.8 The proposals have been reviewed by the Council's Transport Officer who has confirmed that there are no objections to the development and that the only transport related obligations are for the site to be secured as car free and linked to the wider SMP via s106 agreement. The scheme complies with the transport objectives of the development plan as a whole.

10. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 10.1 No new floorspace is proposed at this stage so the development will not be CIL liable. The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling.

11. CONCLUSION

- 11.1 The proposed change of use is considered acceptable given the marketing information provided, the provision of additional office use and relocation of

light industrial within the Hawley Wharf masterplan and this being a suitable location for the proposed entertainment use. It is considered an appropriate town centre use in this location which would contribute to the vitality and viability of the markets and the Camden Town Town Centre.

- 11.2 There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, character and appearance of the Regents Canal Conservation Area or the setting of nearby listed buildings.
- 11.3 The proposed location at basement level would limit any potential disturbance, and hours of use, visitor numbers and compliance with the submitted operation management plan would be secured by condition to ensure there would be no harm to the amenity of nearby neighbouring residents. Visitors would be expected to attend the site by sustainable means of travel and as such there are no likely impacts on the local transport network.
- 11.4 As such, the proposed development is considered acceptable subject to the recommended conditions. It would be in accordance with the Camden Local Plan 2017 and London Plan 2021, and therefore accord with the development plan as a whole.

12. RECOMMENDATION

- 12.1 Grant conditional Planning Permission subject to s106 agreement with the following heads of terms:

- 12.1.1 Car Free

- 12.1.2 Updated SMP

13. LEGAL COMMENTS

- 13.1 Members are referred to the note from the Legal Division at the start of the Agenda.

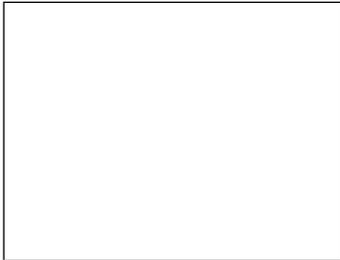
14. CONDITIONS

1	<p>3 Years</p> <p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans</p> <p>Existing drawings: , A1-PP-XX03 (Rev A), A1-AP-01</p> <p>Proposed drawings: A1-PP-01, GA_01 (T1), GA_02 (T1),</p> <p>Documents: Transport Statement (03/08/2023), Acoustic Consultant Report (08/08/2023), Air Quality Assessment (20/08/2023), Construction/Demolition Management Plan, Operational Management Plan, Design and Access Statement (20/10/2023), Cover Letter (25/10/2023), Marketing Report (October 2023), Sustainability Statement (06/12/2023)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Hours of use</p> <p>The use hereby permitted shall be carried out only during the hours of</p> <p>08:00 to 00:00 Monday - Thursday 08:00 to 00:30 Friday - Saturday 08:00 to 23:00 Sunday and Bank Holidays</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017</p>
4	<p>Visitor numbers</p> <p>Visitor numbers to the use hereby approved shall not exceed a maximum capacity of 350 people at any one time.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC4 of the London Borough of Camden Local Plan 2017.</p>

5	<p>Operational Management Plan</p> <p>The premises shall be operated and managed at all times in accordance with the Operational Management Plan hereby approved, or the latest subsequent amended version which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.</p>
6	<p>Audible Music</p> <p>No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highways or outdoor areas.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.</p>
7	<p>Noise Levels</p> <p>The insulation measures proposed within Acoustic Report (2321982) (08/08/2023) shall be implemented and in place prior to the first operation and shall be retained and maintained thereafter.</p> <p>Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from the development operations in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017</p>
8	<p>Hours of Delivery/Service</p> <p>The use hereby permitted will only have delivery and servicing operations during the hours of:</p> <p>07:00 to 20:00 on Mondays to Saturdays and 10:00 to 20:00 on Sundays.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies T1, T2, A1, A4, TC4 of the London Borough of Camden Local Plan 2017.</p>

15. INFORMATIVES

1	<p>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).</p>
2	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319 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)</p> <p>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.</p>
3	<p>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 London Borough of Camden 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.</p>

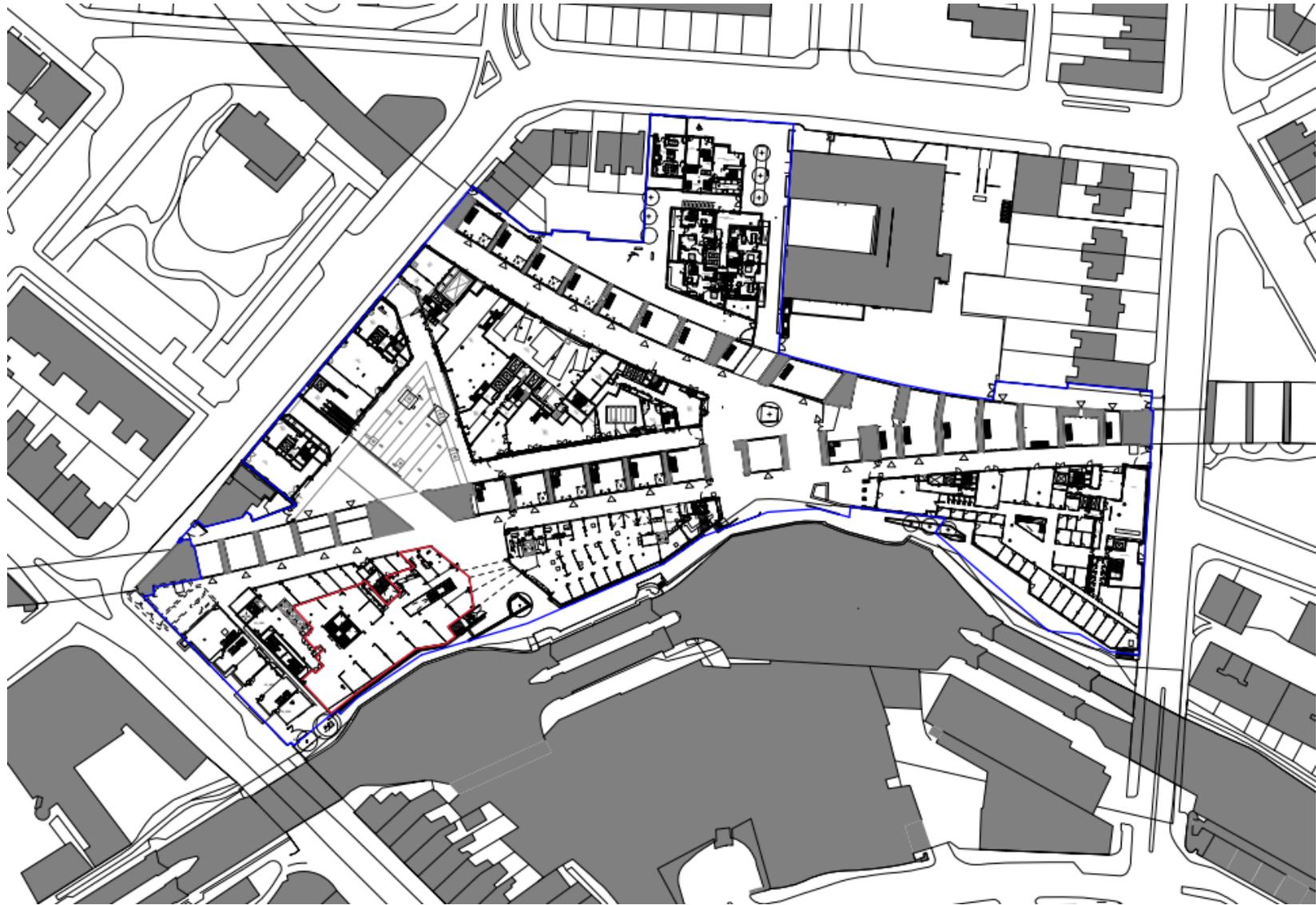


Application No: 2023/4686/P
Part Lower Ground Floor and Basement
Building A1
Hawley Wharf
London
NW1 8AH

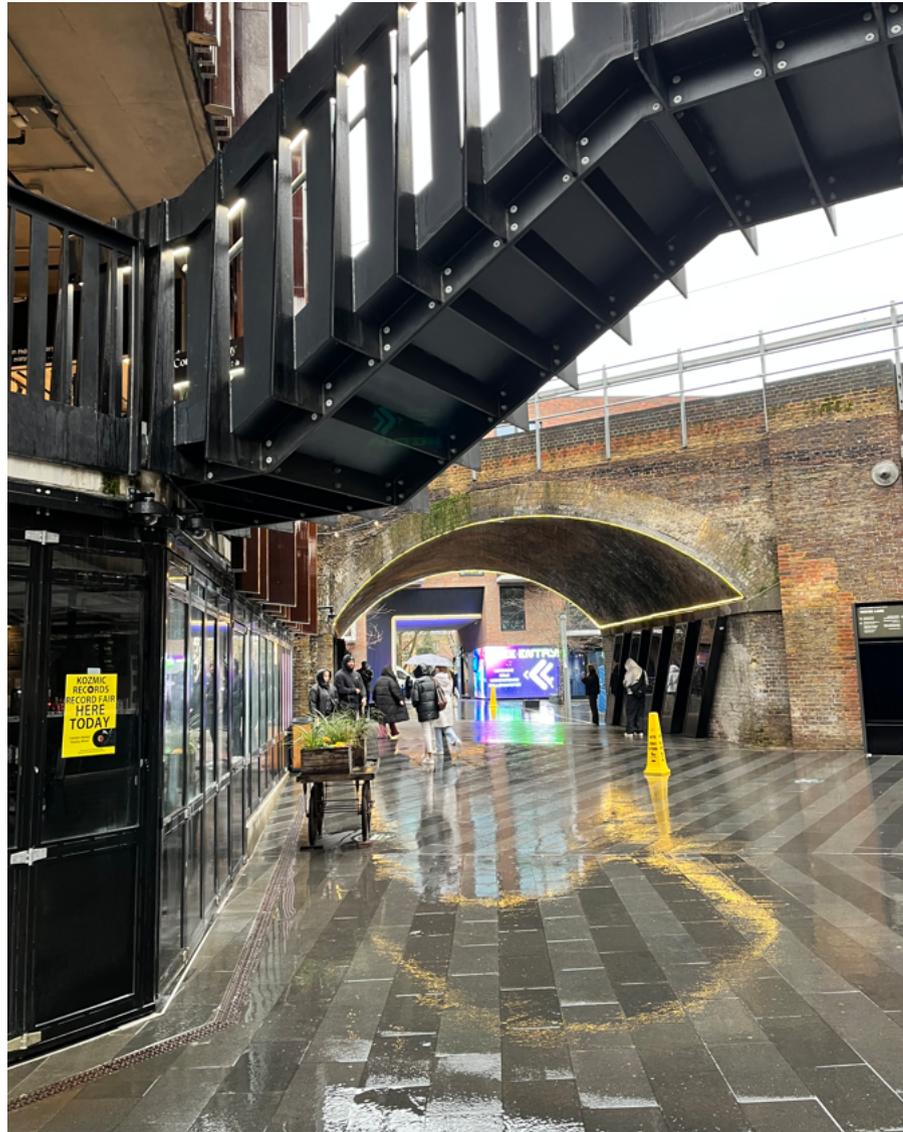
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Date:
11-Mar-24



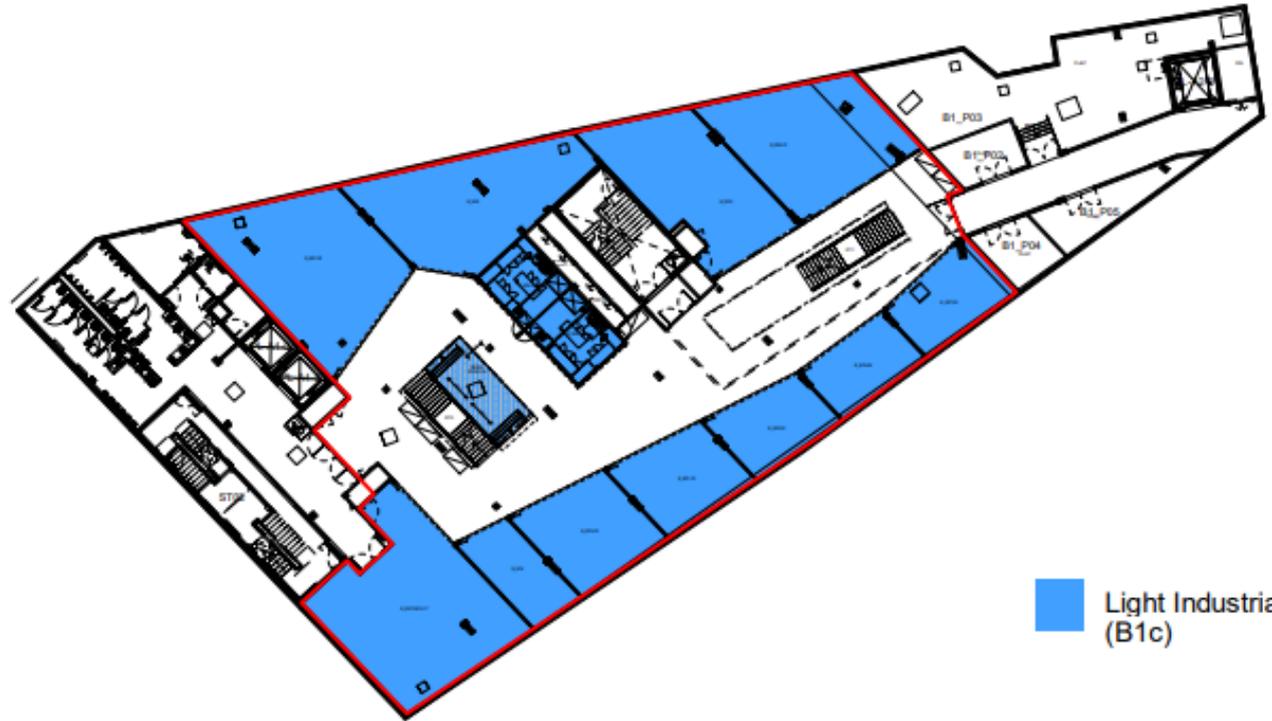
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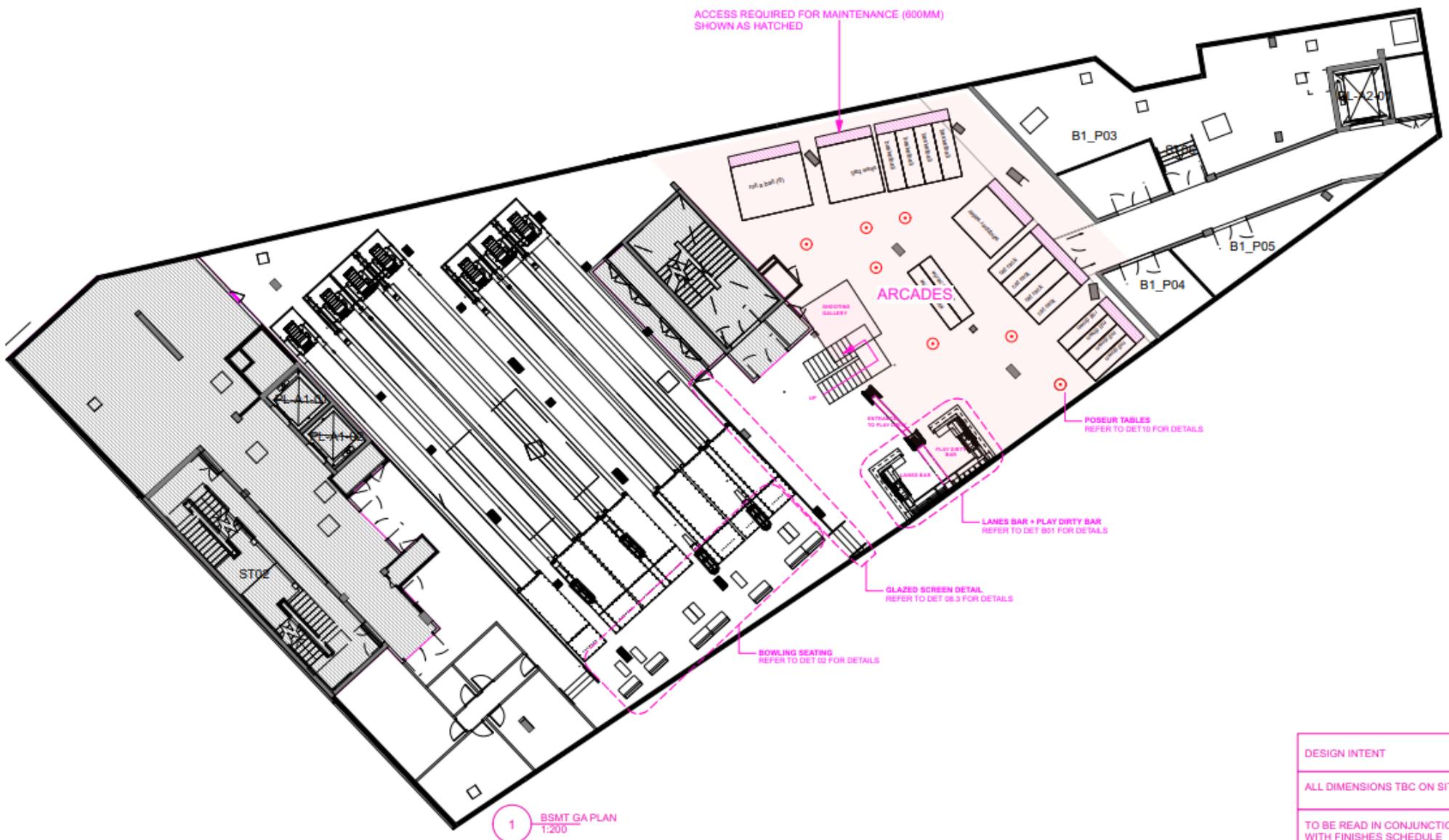






Light Industrial (B1c)

1 Existing Basement Plan
1:500



1 BSMT GA PLAN
1:200

DESIGN INTENT
 ALL DIMENSIONS TBC ON SITE
 TO BE READ IN CONJUNCTION
 WITH FINISHES SCHEDULE



-  Retail (A1)
-  F&B (A1/A3)

2 Existing Lower Ground Plan
1 : 500

INTERNAL LAYOUTS ARE INDICATIVE ONLY

