

## **THE LONDON BOROUGH OF CAMDEN**

At a meeting of the **PLANNING COMMITTEE** held on **THURSDAY, 6TH JUNE, 2024** at 7.00 pm in Council Chamber, Town Hall, Judd Street, London WC1H 9JE

### **MEMBERS OF THE COMMITTEE PRESENT**

Councillors Edmund Frondigoun (Vice-Chair), Sagal Abdi-Wali, Lotis Bautista, Nasrine Djemai, Tommy Gale and Liam Martin-Lane

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

Councillors Heather Johnson, Danny Beales, Lloyd Hatton, Andrew Parkinson, Tom Simon 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 Beales, Hatton, Johnson, Simon and Vincent.

### **2. TERMS OF REFERENCE**

#### **RESOLVED –**

THAT the Planning Committee Terms of Reference be noted.

### **3. 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 none.

**4. 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.

**5. REPRESENTATIONS TO THE COMMITTEE**

**RESOLVED –**

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

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

There was no such business.

**7. MINUTES**

Consideration was given to the Minutes of the previous meeting.

**RESOLVED –**

THAT the Minutes of the meetings held on 21 March 2024, 8 April 2024, and 18 April 2024 be agreed and signed as an accurate record of the meeting.

**8. PLANNING APPLICATIONS**

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

**8(1) 3-7 DELANCEY STREET, LONDON NW1 7NL**

Consideration was also given to the supplementary information, deputations, and written submissions contained within the supplementary agenda.

The Planning Officer introduced the report.

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Responding to questions, officers provided the following information:

- Officers would have to be satisfied that certain conditions, such as the installation of noise mitigation measures, were complied with before the proposed use and hours granted by the planning permission could commence.
- The application was for temporary permission for 12 months; during this time, the site would be monitored and different data, such as complaints received, would be taken into consideration when considering the success of the Operational Management Plan (OMP) and the noise mitigation controls.
- An OMP would outline how the venue would be operated and any controls in place. Furthermore, it must include details about a formal complaint procedure. This would allow officers to understand the nature of any problems and how well complaints were dealt with by the operators.
- The Environmental Health Officer confirmed that the proposed noise conditions were more robust than those currently in place, and compliance with the conditions would have to be confirmed before operation under the new permission, if granted, could commence.
- If the venue was operating as a nightclub, this would be a materially different use and enforcement action could be taken if required.
- Previously, action had been taken on the site because a use of this nature had been operated. Any complaints would be investigated and responded to.
- The transport and dispersal strategy would include managing traffic flow. The proposed development would be car-free, but that would have limited impact. The OMP would require the operator to direct those leaving the venue away from residents towards Camden Town and nearby public transport routes. The OMP would be designed to alleviate issues, but it was acknowledged that taxis could cause issues, it would be difficult to control but it might also not be desirable to prevent people using them if they felt that was safer. The OMP would encourage people to use public transport.
- Insulation measures, including improved glazing, curtains, foam tiles, and sound limiters to control amplified sound, were required to be installed as outlined in conditions 8 to 10.
- Delancey Passage, being a shared access route, was difficult to include controls on. However, the applicant would be required to operate the venue in a way that did not add to any issues in this area.
- From a planning perspective, the site was a music venue, it was not considered by officers to be reasonable to condition that DJs could not play.
- A wind-down period would be included in the Dispersal Policy, required within the OMP, which would be secured under a Section 106 legal agreement.

Deputies responded to questions as follows:

- 12 months could be a long time with many late nights if the venue developed into more of a nightclub setting. Sleepless nights could occur if there were events that required Environmental Health to be called.
- It was hoped that a condition could be added stipulating what time music would stop and requiring there be a wind-down period.

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- DJ nights had been less frequent in recent months; however, the later opening could provide more opportunities for DJ nights.
- It was hoped that work with the applicant would continue, and residents could be made aware of upcoming events.
- It was hoped the venue would continue to be run responsibly.
- It had been observed that DJ-led events were more difficult to disperse, but such events did not happen very often, and it was hoped that this remained the case.

The applicant and their representative advised that:

- They did not want to undertake further noise mitigation work until permission was granted. However, a sound expert had recommended measures and the application included details of the works that would be undertaken.
- Work had already been undertaken concerning safety issues within Delancey Passage, such as the installation of security lights.
- The dispersal policy would include a wind-down period. The applicant understood the need to ensure all patrons did not leave at the same time and acknowledged it was poor management practice for a venue to allow this to happen and something the applicant wished to avoid.
- They had not applied for nightclub use, only live music, so different events would have different formats in terms of music.

Committee Members commented that they were pleased the applicant had engaged with local residents and had worked collaboratively to address concerns.

Upon being put to the vote, it was unanimously

**RESOLVED –**

THAT planning permission, subject to a section 106 legal agreement and conditions as set out in the agenda, be granted for a temporary period of 12 months.

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

**8(2) 180 ARLINGTON ROAD, LONDON NW1 7HL**

Upon being put to the vote, it was unanimously

**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**

**8(3) 81-84 CHALK FARM ROAD, LONDON NW1 8AR**

Consideration was also given to the deputations contained within the supplementary agenda.

The Planning Officer introduced the report.

Planning Officers provided the following information in response to questions:

- With regard to renewable energy, Photovoltaics (PV) Panels had been secured as part of a pre-commencement condition.
- The condition did not specify the number of PV Panels and was worded to secure more panels to improve energy from renewable sources, if possible, though limited roof space could impact achieving this.
- The Operational Management Plan (OMP) was secured by a Section 106 agreement, and all OMPs were bespoke as different uses had different issues. Sometimes a draft was provided early, but on occasion, this was not possible. However, a final draft must be ready for sign-off prior to commencement.
- The OMP could be required to address issues such as loitering and other security/amenity concerns regarding use of the courtyard.

The Applicant confirmed that the proposed facility was for university students undertaking both bachelor's and master's degrees.

Responding to a concern about issues with loitering in the courtyard area, the applicant advised that security, site and reception staff would be in attendance when students were on site and would monitor issues arising from use of the courtyard area.

In response to a follow-up question, it was confirmed that contact information for facilities management would be available to report concerns. Furthermore, to mitigate issues in the courtyard area, students would be informed that they could not hang around outside as it was a residential area. The facilities manager and security would monitor this. Access to the facility was through the courtyard, but students would be told not to loiter, and signage would remind students of this.

In terms of engagement, the applicant's representative advised that residents had been invited to discuss the proposals, and changes were made to the application as a result. The applicant was motivated to continue engaging with residents and ensure ongoing collaboration with neighbours.

The depute believed that residents' lived experiences had not yet been addressed by the applicant, and the present management of the yard was not working, and it

continued to be a challenging space to manage. They believed that changing some aspects of the application could help alleviate some of the issues.

Officers explained that the OMP secured by the Section 106 agreement would consider the issues raised about management/use of the courtyard, including loitering, and that drafting of the obligation would specifically reference the need to address this.

Upon being put to the vote, it was unanimously

**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**

**8(4) FLAT B 17 NASSINGTON ROAD, LONDON NW3 2TX**

Consideration was also given to the deputations as contained within the supplementary agenda.

Responding to questions, Planning Officers provided the following information:

- Consultation on the application had been undertaken, site notices were displayed, and press notices had been published.
- Part of the recommendation was for an enforcement notice to be served, therefore if permission was granted a notice would be served so the UPVC door must be removed/replaced.
- Given that an application was submitted in an attempt to resolve the planning issues, it was considered appropriate to wait for the committee to consider the application, before any formal enforcement action was taken.
- If granted, the issues could be resolved by implementing the planning permission, which would mean outstanding enforcement issues would be resolved.
- If the enforcement notice was not complied with, following the appeal period, prosecution action could be taken.
- However, as an application was submitted it was hoped that such action would not need to be taken, but it was there as an option if there was noncompliance.
- In terms of the proposed door, timber was considered more suitable from both a design and sustainability perspective. Timber was regenerative, and therefore had low embodied carbon.

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On being put to the vote, with five in favour of the officer recommendation and 1 abstention, it was

**RESOLVED –**

THAT planning permission be granted with conditions and enforcement action to be taken, as set out in the agenda.

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

There was none.

The meeting ended at 8.58 pm.

**CHAIR**

**Contact Officer:** Rebecca Taylor

**Telephone No:** 0207 974 8177

**E-Mail:** [planningcommittee@camden.gov.uk](mailto:planningcommittee@camden.gov.uk)

**MINUTES END**