

Application ref: 2022/1248/P
Contact: Josh Lawlor
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Date: 10 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

Kingsley Smith Solicitors LLP
The Joiners Shop
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ME4 4TZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Unit 23 - 24
Cheriton
Queen's Crescent
London
NW5 4EZ

Proposal:

Variation of condition 4 (opening hours) of Ref. 2009/0626/P dated 25/11/2009/P for the Change of use of basement and ground floor from class A1 retail to a training centre (D1) on the ground floor and office (B1) at basement level.

Drawing Nos: Site Location Plan; Floor Plans (5423/A); email dated 24/11/2009.

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 shall be carried out in accordance with the following approved plans- Site Location Plan; Floor Plans (5423/A); email dated 24/11/2009.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 No music shall be played on the premises in such a way as to be audible within

any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 of the London Borough of Camden Local Plan 2017.

- 3 The use hereby permitted shall not be carried out outside the following times 4:00am - 11:00pm daily.

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 Reasons for approval:

The existing use is permitted from Mondays to Fridays 09:00 to 21:00, Saturdays 10:00 to 19:00 and Sundays 10:00 to 18:00. The use is not permitted to operate on Bank Holidays. The application seeks to allow the use to operate between 4am to 11pm daily, including use on Bank Holidays.

For the extended times, the prayer hall will be used, each prayer normally takes between twenty to thirty minutes. The number of those attending early morning prayer is likely to be between 10 and 15 people whereas, in the late evening prayer, the number of worshipers is likely to be 20 to 25 people. There is potential for users of the mosque to cause disturbance to neighbouring flats when arriving and vacating the premises. The extension to the use of the centre proposal would therefore be subject to an operational management plan which would be secured by the S106 legal agreement. The operational management plan sets out procedures to minimise any potential disturbance to neighbours. The operational management plan includes a complaints procedure. Subject to the operational management plan the proposed extension of operating hours will not result in a loss of amenity to the adjoining occupiers or the area generally.

The full impact of the scheme has been assessed. The site's planning history has been taken into account when making this decision. No objections were received following consultation procedures.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 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.

- 3 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.

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>.

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



Daniel Pope
Chief Planning Officer