

From: Peter Wickenden
Sent: 09 May 2023 12:15
To: Planning Planning
Subject: Planning Application - 2023/0518/P: St Marys Church Hall York Rise London Camden NW5 1SB

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Comments of the Dartmouth Park Neighbourhood Forum (DPNF)

We apologise for the late submission of these comments.

DPNF are listed as having been consulted during preparation of the planning application. We recall a brief discussion of design issues but have no recollection of any substantive discussions about the proposed change of use of the hall.

Our observations are based primarily on the policies on community facilities set out in the Dartmouth Park Neighbourhood Plan, specifically policy CM1, which states:

Retain and develop Dartmouth Park's community facilities, by:

Ensuring that development of any of the existing community facilities identified in Appendix 3 and shown on the plan at Fig. A2 either maintains the existing facilities or provides an equivalent or better facility on the same or another site within the Neighbourhood Area, unless it has been demonstrated by a marketing exercise undertaken over a period of not less than 12 months that the facilities are no longer required or are not economically viable and that there is no suitable alternative community use for the facility.

Appendix 3 includes, under "Meeting Hall":

St Mary Brookfield Church Hall, York Rise. Provides nursery, jumble sales, meetings, social gatherings, sports & leisure classes and activities for all age, homeless shelter, etc. Capacity up to 200.

We note that Wildwood Nature School are aware of these policies and have attempted to address them in their Design and Access Statement. They conclude that the provision of a private primary school in place of a nursery is an equivalent community asset. We do not accept this is the case. There is no shortage of primary school places in Camden. There is great need for affordable nursery places.

The applicants also propose to provide a range of after-school clubs and adult evening classes on weekdays with some places available to the wider community. They conclude that this maintains an equivalent or better community facility.

St Mary's Church Hall was available for hire weekday evenings and all day at weekends. This enabled a wide variety of community activities in addition to accommodating a much-needed nursery. It is important to keep rentable spaces available to enable individuals and groups to organise their own activities. This aspect of the community facility is lost under these proposals.

Peter Wickenden, on behalf of DPNF committee