

Application ref: 2023/3241/PRE  
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Space-Place  
10 Orange Street,  
Haymarket,  
London,  
WC2H 7DQ

Dear Sir/Madam

### **Pre-application Minor Development Pre-application Advice Issued**

Address:

**Talacre Community Sports Centre  
Prince Of Wales Road  
London  
NW5 3AF**

Proposal: Erection of a first floor side extension, first floor front extension, new plant room, new double doors to the side and internal alterations for refurbishment of building

#### **Site constraints**

- Article 4 Direction – Basements
- Local Plan Open Space

#### **Relevant planning history**

N/A

#### **Relevant policies and guidance**

National Planning Policy Framework (NPPF) 2023

The London Plan 2021

#### **Camden Local Plan (2017)**

G1 Delivery and location of growth  
A1 Managing the impact of development  
A3 Biodiversity  
A4 Noise and vibration

C3 Cultural and leisure facilities  
D1 Design  
CC1 Climate Change Mitigation  
CC2 Adapting to climate change  
CC3 Water and flooding  
CC5 Waste

## **Camden Planning Guidance**

CPG Design  
CPG Amenity  
CPG Energy Efficiency and Adaptation  
CPG Biodiversity

## **Site and surroundings**

The centre is a Council-run leisure centre with soft play and a crèche for kids, gym hall, sports hall and pitches. The main building for Talacre Community Sports Centre is situated to the immediate east of the pitches. This is a substantial building that provides a range of indoor sports. The building is estimated to be 10m to roof level. An over ground railway line is situated to the east of the community centre building.

Land to the west of the site is occupied by Talacre Gardens. This is a public open space comprised of a flat grassed area intersected with paved walkways. Numerous mature trees, estimated at 14m in height line the western edge of Talacre Gardens forming the boundary of the gardens.

The application site is adjacent to but not within the West Kentish Town Conservation Area. Talacre Road, with Talacre Gardens, form the easterly boundary of the conservation area that encompasses Kentish Town to the northeast and Belsize Park to the northwest. Inkerman Conservation Area is approximately 150m to the east whilst Harmond Street Conservation Area is 100m to the south.

The site is designated as open space within the Camden Local Plan Proposals Map. A viewing corridor intersects part of Talacre Gardens but does not encompass the application site. This is shown within the below extract from the local plan that also shows the distribution of surrounding conservation areas:

## ASSESSMENT

The principal planning considerations are the following:

- Design
- Neighbouring Amenity
- Sustainability

### 1. DESIGN

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings, and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance Design.

The proposal incorporates a part first floor side extension and a single storey front extension to the front entrance. The pre-application proposes multiple internal alterations which include refurbishing existing parts of the building, making the building more accessible and utilising underused spaces to provide a better functioning facility. A new plant equipment and enclosures are also proposed.

The ground floor extension, extends towards the existing building line and covers existing ground which is currently occupied as the external entrance mezzanine. This will allow for a new location of the café, opening out onto Talacre Park, a new lobby and secure entrance/exit and general easier wayfinding. The extension is materially different to what is existing however still retains the character of a community/leisure facility.

The first floor extension is a cubed form which takes up some of the viewing platform overlooking the football pitches. This aim is to provide additional leisure space in the form of a single studio. The form is markedly different to the horizontal design and fenestration elements that Talacre Community and Leisure Centre possess; this strikes out in quite a random asymmetric fashion. Nevertheless, the height is kept at the maximum height of the building and falls in with the quadrangular like design that is prevalent within the existing building. Overall the scale is accepted and massing in this location is accepted.

The approach to the materiality of both extensions (but in particular the first floor side extension), as discussed on site, is to provide extensions which demonstrate the timeline of the building and recognise that these are new parts of the building representing a new phase of its life. Treating the extensions differently can be acceptable, however officers would question whether the proposed approach, with blank silver anodised aluminium, is the right one. The justification for demonstrating the evolution of the building seems slightly contrived; just because the extensions are different to the building is not a reason to go this direction alone. The Council is committed to development using sustainable construction and, as this is a Council owned building, this should be a good example of that. Aluminium could represent a high carbon option without much justification. There is no reason why a timber clad and built structure could not be acceptable here; timber is part of the material palette on site, it is a sustainable construction material and can provide a textured appearance. Clad in different timber or patterned differently this could still provide a different looking extension. Lastly the studio is high ceilinged and there is an opportunity to provide a green roof which will aid with softening the design as well as biodiversity.

There is also some concern over solar and heat gain the current proposal would cause and more analysis should go into how the extensions will be heated and cooled and how the detailed design can help with this. The windows are facing to the south west and so will get lots of sun and therefore passive measures, including punched windows or solar shading should be incorporated.

The architect confirmed on site that the new plant enclosure would be located next to the first floor side extension would be clad in the same timber cladding already on the building to mask it. This is not an acceptable solution and would not mask the enclosure. From multiple views the enclosure would still be read as a structure and officers would recommend putting this in a location of minimal visibility. Currently this would be seen in nearly half of the park and in a prominent first floor position.

There are various fenestration changes including new vents and windows which help with the refurbishment of the site. It is clear that providing a more useable and accessible building is central to the scheme and therefore in any formal submission, officers recommend that a statement should be provided outlining current problems and how these have been fixed within the proposal. This was discussed on site with the architect.

Finally, it was noted that there were a couple of errors on plans and elevations and in the formal submission it should be clearer about what is being proposed and where. For example the proposed section does not show where the windows are and the CGI's do not match with the elevations.

## **2. NEIGHBOURING AMENITY**

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include visual privacy, outlook; sunlight, daylight, and overshadowing; artificial lighting levels; noise and vibration; odour, fumes, and dust; and impacts of the construction phase, including the use of Construction Management Plans.

In relation to outlook and sense of enclosure, the new front extension would be broadly in the same location as the existing building meaning that any impact would not be considered significant. The first floor extension is set away a considerable distance from neighbouring buildings and therefore issues of daylight/sunlight, privacy and overlooking would not be impacted.

A significant increase in noise is not expected to occur as the result of these proposals. However if Air Source Heat Pumps (ASHPs) are proposed then an appropriate noise enclosure should also be installed and noise assessments should be provided in support of the application.

## **3. SUSTAINABILITY**

Policy CC1 (Climate Change Mitigation) requires all development stop minimise the effects of climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. This will be done through promoting zero carbon development, reach London Plan targets and support and encourage energy efficiency improvements to existing buildings.

Policy CC2 requires all new development to be resilient to climate change by protecting existing green spaces and promoting new green infrastructure, not increasing surface water runoff and promoting Sustainable Urban Drainage systems, incorporating green and

blue roofs where possible and attempting to reduce the impact of urban and dwelling overheating by applying the cooling hierarchy

The building is a community/leisure facility and therefore there is a level of active cooling that is expected to manage the heat throughout the building. However the designs, internally as well as of the extensions should be aiming to reduce heat and solar gain as much as possible and therefore means less requirement on the AC units themselves. There are seemingly some ASHP being proposed which is welcomed.

## CONCLUSION

It is considered the principle of the new extensions are acceptable along with the internal refurbishment. The materiality needs to be explored further and plant enclosure needs to be rethought. Further information on the plant equipment and noise impact will need to be submitted in a formal submission.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable, nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries about the above letter or the attached document, please do not hesitate to contact **Ewan Campbell**

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