

Application ref: 2023/5441/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Space & Place  
10 Orange Street  
Haymarket  
London  
WC2H 7DQ  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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, new vents to the rear of the building and alterations to fenestrations

Drawing Nos: 3971 (08) 001 (P01), 3971 (08) 002 (P01), 3971 (08) 003 (P01), 3971 (08) 004 (P01), 3971 (08) 005 (P01), 3971 (06) 001 (P01), 3971 (08) 007 (P01), 3971 (08) 008 (P01), 3971 (08) 009 (P01), 3971 (08) 010 (P01), 3971 (08) 011 (P01), 3971 (08) 012 (P01), 3971 (08) 013 (P01), 3971 (08) 014 (P01), Environmental Noise Assessment (08/12/2023) and Design and Access Statement

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 3971 (08) 001 (P01), 3971 (08) 002 (P01), 3971 (08) 003 (P01), 3971 (08) 004 (P01), 3971 (08) 005 (P01), 3971 (06) 001 (P01), 3971 (08) 007 (P01), 3971 (08) 008 (P01), 3971 (08) 009 (P01), 3971 (08) 010 (P01), 3971 (08) 011 (P01), 3971 (08) 012 (P01) 3971 (08) 013 (P01), 3971 (08) 014 (P01), Environmental Noise Assessment (08/12/2023) and Design and Access Statement

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 'Methods for rating and assessing industrial and commercial sound' at the nearest and/or most affected noise sensitive premises which will include gardens / roof terraces, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal incorporates a part first floor side extension, a single storey front extension to the front entrance and new plant equipment and enclosures which was also included within the pre-application proposal. Whilst the scheme is

also about extending and upgrading the building it also includes internal alterations making the building more accessible and utilising underused spaces to provide a better functioning facility.

The ground floor extension, extends towards the existing building line and covers existing ground which is currently occupied as the external entrance mezzanine. As such, the scale would be retained within the original building dimensions and therefore would be considered acceptable. The materiality is timber which is in line with the existing building as well. As part of this, the new side doors will allow for a new location of the café, opening out onto Talacre Park, a new lobby and secure entrance/exit with 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 is for the new studio and plant room. 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 rectangular-like design that is prevalent within the existing building. Overall the scale is accepted and massing in this location is accepted. Since the pre-application scheme, the materials have been altered to the use of a vertical timber cladding system with fins at various widths. Overall this is an acceptable approach and provides the extension with both a link to the existing building and visual interest of its own.

The new side windows and alterations to the render are considered appropriate and within the same character of the building as well. Therefore these are acceptable moves and will help provide light to the new spaces.

In terms of amenity, the front extension is proposed to be within the building envelope of the exiting building and therefore there is no impact on amenity to neighbouring properties. In terms of the first floor extension, the extension will be within the building line of the original building and only extend out to where part of the viewing platform is. This means issues of outlook, enclosure, daylight or privacy are not significant. The introduction of a plant room to improve energy efficiency is supported however conditions will be placed on the application to ensure that the noise emitted will be in line with British Standards and that there are effective noise mitigation measures in place.

One objection has been received prior to making this decision. This objection raised concerns in relation to public safety and s106 requirements for adjacent developments. These issues are not material to the assessment of this application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).

- 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.
- 4 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](http://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.

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 2023.

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