

Application ref: 2025/0872/P  
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Date: 4 March 2025

**Development Management**  
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Turley  
Brown Yard  
12 Roger Street  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Central Somers Town Covering Land At Polygon Road Open Space Edith Neville  
Primary School  
174 Ossulston Street And Purchase Street Open Space  
London  
NW1 1EE**

Proposal: Details to re-discharge Condition 97 (Community Access Plan for Community Hall for Plot 5 & 6) of planning permission reference 2022/2855/P dated 24/11/22 for the demolition of existing buildings and the provision of replacement school, community facilities, flexible Use Class A1/A2/A3/D1 floorspace and residential units (Use Class C3) (summary).

Drawing Nos: Community Hall Access Plan Version 2.0 dated Jan 2025 and Cover Letter dated 07/02/2025

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

This is a re-discharge of condition 97 (previously approved under Ref. 2024/4141/P) to consider revised management and leasing arrangements. This is partly in response to requirements under the Building Safety Act for a third

party to let the building (and be responsible for fire risk) and weekly requirements for the use of the space.

Coopers Lane Tenants and Residents Association (TRA) usage will manage the space through the new tenant, which will be a local Voluntary Community Sector (VSC) organisation. The TRA usage, will be managed through the new local VSC tenant.

This follows from the past few years during construction, where Coopers Lane TRA have been sharing facilities with the Doreen Bazell Hall TRA nearby. This arrangement has been working well, and the Coopers Lane TRA recognises that they do not need to use the space full-time. The TRA anticipates that Monday each week will be sufficient for their activities, including TRA meetings, sew and stitch group, and bingo. The TRA will be part of the selection process for the VCS partner organisation, reviewing the shortlist of potential occupants and their responses to the Expression of Interest.

The Community Hall Access Plan remains the same as the one previously approved for the Coopers Lane Community Hall on the ground floor of 9 Hampden Close. The space will be available by community groups from Monday to Thursday between 0800 to 2200, Friday and Saturday from 0800 to 2300, and Sundays and Bank holidays from 0900 to 2200. The community hall is suitable for meetings, classes and exercise classes. The plan, which has alternative arrangements when the space is occupied, can be reviewed and updated in discussions with the council. It is acceptable and would ensure the community facility is available and serves its purpose as described in the original committee report.

The details are acceptable and in accordance with Policies C2 and C3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2022/2855/P dated 24/11/22 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer