

Delegated Report		Analysis sheet		Expiry Date:		18/04/2013	
		N/A / attached		Consultation Expiry Date:		29/03/2013	
Officer				Application Number(s)			
Elaine Quigley				2013/1007/P			
Application Address				Drawing Numbers			
West Euston Partnership One Stop Shop Land bounded by Hampstead Road & Robert Street London NW1 3ED				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation of condition 3 (hours of opening) of planning permission dated 27/12/2012 (ref: 2012/2723/P) for retention for a temporary period of a single storey building for use by the West Euston Partnership One Stop Shop, to extend opening times from 10:00 to 16:00 Mondays to Fridays (excluding Bank Holidays), to 10:00 and 19:00 Mondays to Fridays (excluding Bank Holidays) and 10.00 to 14:00 Saturdays.							
Recommendation(s):		Grant conditional permission					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	75	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		One letter of objection received from neighbouring occupier raising the following concerns: <ul style="list-style-type: none"> The temporary building has been extended by an additional 4 years from the original application. Extra opening hours now requested which are all hours when children are just out of school who live on the estate. 					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The site forms part of the a large council estate known as Regents Park Estate, which is bounded by Stanhope Street, Hampstead Road, Harrington Street, Robert Street and Mackworth Street.

The application relates to the single storey building that is located on the former area of green space located on the corner of Hampstead Road and Robert Street in front of Rydal Water and to the side of The Tarns. The building is occupied as offices for West Euston Partnerships (WEP) which serves the surrounding estates. The WEP is a partnership of public, voluntary and private sector organisations that aim to regenerate the local area, attract funding and improve access to employment opportunities. The WEP One Stop Shop acts as an advice centre and community resource providing professional, confidential and impartial advice on employment, training education and careers. It therefore provides an important resource for residents of the locality and it is important that it is in a location that is readily accessible to people in the West Euston area.

The site does not fall within a conservation area, nor are the buildings listed.

Relevant History

Planning permission was **granted** in June 2008 for the erection of a temporary single storey building for use by the West Euston Partnership One Stop Shop (sui generis) for a temporary period of 4 years (Ref 2008/1170/P).

An application for the erection of a temporary single storey building for use by the West Euston Partnership One Stop Shop (sui generis) for a temporary period of 4 years (2012/1931/P) was **withdrawn** on 30/05/12 following advice from officers that the 4 year time-frame was not acceptable.

Planning permission was **granted** on 27/12/2012 for the retention of a temporary single storey building for use by the West Euston Partnership One Stop Shop (sui generis) for a period of 2 years (2012/2723/P).

Relevant policies

National Planning Policy Framework (NPPF) 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing impact of growth

CS10 Community facilities and services

DP15 Community and leisure uses

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance

CPG6 Amenity

Sections 1 and 4

Assessment

BACKGROUND

The single storey building on the site was erected in 2008 to house West Euston Partnership One Stop Shop during redevelopment of the site known as the Regent's Place North East Quarter (NEQ) for which planning permission was granted on 24/04/08 (2007/0823/P). Following completion of NEQ the One Stop Shop will be relocated to new permanent premises within part of a retail unit at the corner of Drummond Street and Hampstead Road. The temporary building which was granted planning permission for use was to accommodate this facility during the construction period and prior to the permanent facility being available. The most recent application for retention of the temporary building for a further 2 years came about as a result of unforeseen delays in commencing the development of NEQ development and thus a longer time-frame for completion of the permanent facility than was anticipated at the time the original 2008 temporary permission was granted.

PROPOSAL

Permission is sought for variation of condition 3 (hours of opening) of planning permission dated 27/12/2012 (ref: 2012/2723/P) for retention for a temporary period of a single storey building for use by the West Euston Partnership One Stop Shop, to extend opening times from 10:00 to 16:00 Mondays to Fridays (excluding Bank Holidays), to 10:00 and 19:00 Mondays to Fridays (excluding Bank Holidays) and 10:00 to 14:00 Saturdays.

Need to extend opening hours

The applicant has advised that following the Council's decision to cease delivery of services at Regent's Park Library on 30th March 2013, West Euston Partnership has agreed to deliver a proportion of the displayed services at its new One Stop Shop at Regent's Place from 01 August 2013. The services would include:

- Open access computers with informal support
- Learning and support for inexperienced and excluded adults
- IT courses
- Over 11's (Key Stage 3) homework time IT access

Due to the demand for IT and after school learning support it has become necessary to introduce the services at the One Stop Shop's current temporary location in the single storey building at the Hampstead Road and Robert Street from 01st April 2013. West Euston Partnership would offer all the services that were provided at the Regent's Park Library within extended opening hours particularly in the lead up to school and GCSE exams. West Euston Partnership would not intend to deliver its other core services during the extended times i.e. from 16:00 to 19:00 (Monday to Fridays) and 10:00 to 14:00 on Saturdays.

ASSESSMENT

The main considerations as part of the application are:

- Impact on the character of the area
- Impact on amenity

Impact on the character of the area

The building is already used as a community resource for the estate. The extended opening of the building until 7pm weekdays and 2pm on a Saturday for a period of 5 months would not be considered to represent an unacceptable impact on the character of the area.

Impact on amenity

The Council requires development not to be harmful to the amenities of local occupiers, in accordance with the provisions of Policy DP26.

The building is a single storey structure, located 12m away from the nearest residential flat in Rydel Water Estate. It is not considered that the extension to the opening hours would cause undue harm to the residents of the adjacent flats in terms of noise and disturbance and would not have an adverse impact on the amenity of these adjoining occupiers.

Conclusion

Grant permission