

Mrs Susan Ladipo
Brecknock Primary School
Cliff Villas
London
NW1 9AL

Application Ref: **2012/5603/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

14 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Brecknock Primary School
Cliff Villas
London
NW1 9AL

Proposal:
Use of school playground as local arts and crafts market on Sundays and Bank Holidays between the hours of 10am - 2pm.
Drawing Nos: Site location plan, stall location plan, Brecknock Market Method 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- Site location plan, stall location plan, Brecknock Market Method statement.

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

- 3 The use hereby permitted is for a temporary period only and shall cease on or before 15/01/2014 at which time the premises shall revert to their former lawful use which is a school (Class D1).

Reason: The Council would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use of the market by customers hereby permitted shall not be carried out outside the times of 10:00 - 14:00 on Sundays and Bank Holidays. Traders setting up and clearing away stalls should not do so outside the times of 08.00 - 16.00.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The number of market stalls shall not exceed 35 and shall be arranged in accordance with the 'Stall location plan' hereby approved. The market shall be serviced, operated and managed in accordance with this plan and the 'Brecknock market method statement' hereby approved.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No primary cooking shall take place on the premises as part of the market hereby

approved.

Reason: To prevent fumes and/or smells created from cooking activities on the premises and to safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP11, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops), CS11 (Promoting sustainable and efficient travel), CS16 (improving Camden's Health and well-being) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP11 (Markets), DP16 (The Transport Implications of Development), DP17 (Walking, Cycling and Public Transport), DP18 (Parking Standards and Limiting the Availability of Car Parking), DP19 (Managing the Impact of Parking), DP20 (Movement of Goods and Materials), DP21 (Development Connecting to the Highway Network), DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

2 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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