

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		20/10/2011	
		N/A / attached		Consultation Expiry Date:		05/10/2011	
Officer				Application Number(s)			
Eimear Heavey				2011/3946/P			
Application Address				Drawing Numbers			
St Marys Kilburn Primary School Quex Road London NW6 4PG				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of part of the school playground area (Class D1) to a community fair/car boot sale for use every Saturday between the hours of 11:00 to 15:00 (retrospective).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 14/09/2011 until 05/10/2011 One letter of objection received from the owner/occupier of no. 10 Douglas Court who was concerned about traffic impacts, rubbish and people sorting their purchases on his wall.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					
Site Description							
The application site comprises the playground of St Marys CoE Primary School on Quex Road, close to its junction with West End Lane to the east and Kilburn High Road to the west. None of the buildings within the school grounds are listed and the site is not located within a Conservation Area. The site does however contain an area of designated private open space.							
Relevant History							
None relevant.							

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 Managing the impact of growth and development

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 improving Camden's Health and well-being

Development 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 (CMP/SMP)

DP21 Development Connecting to the Highway Network

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal

Planning permission is sought for the use of the school playground area as a car boot sale/community fair every Saturday between the hours of 11am and 3pm. The car boot sale has been operating from the site for approximately 13 years. Planning permission has never been sought for this use therefore the current application has been submitted to regularise the use.

Assessment

Development Policy DP11 states that the Council will support new markets that will not cause individual or cumulative harm to the local area and will assess applications under considerations such as effect on local residents; transport network; effect on local centres; disposal of refuse; community safety and noise and toilet provision.

The use of the playground as a car boot sale/community fair each Saturday will not incorporate any physical changes to the playground and it will revert to D1 use at all other times.

The Councils transport department were consulted regarding this proposal and they have stated that the existing crossovers are well constructed but added that as both of the gates are in close proximity to each other, only one of the gates onto the highway be used by vehicles at a time – this will ensure that there is no confusion relating to vehicle and pedestrian movements. A condition would be attached to ensure that this is the case.

In terms of the impact on local residents, it is considered that this will be minimal given the fact that the car boot sale/community fair only takes place once a week (Saturdays) for 4 hours. Notwithstanding this, an objection has been received by a local resident who is concerned about the fact that people throw rubbish around and leave items on their wall. In addressing this issue the applicant, London Car Boot Sale has submitted a method statement detailing how the site will be managed and have agreed to write to the local residents giving them a name and phone number to contact should there be any further problems. This statement is considered to be acceptable and ensures that neighbours are respected at all times.

Additionally, the inclusion of a car boot sale/fair in this location is not considered to impact adversely on any local centres. Although the site is within close proximity to Kilburn High Road and West End Lane it is not located within a local centre. Due to the nature of the car boot sale together with its limited operating hours one day per week, it is not considered contentious in that respect.

Due to the limited opening hours and the location of the car boot sale within the School grounds it is not considered necessary to provide additional public conveniences.

Conclusion

In light of the above, the operation of the car boot sale/fair at this location for one day per week from 11am until 3pm is considered to be acceptable. The proposal is considered to comply with the relevant policies of the LDF and will not detrimentally impact on the local transport network, local residents or local centres. Furthermore given that there are no physical alterations proposed, the special status of the open space area is protected.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>