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Application Ref: **2010/2039/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

11 October 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

Mansfield Bowling Club
Croftdown Road
London
NW5 1EP

Proposal:

Retention of temporary site in part of the car parking area to the south of the Mansfield Bowling Club building, comprising nine steel containers and associated hoardings for use as offices, storage and associated facilities for a period of 1 year, in connection with on-going external works to nearby residential buildings.

Drawing Nos: 2927/100; 2927/101 Rev P1; 102 Rev P1; 103 Rev P2; 104 Rev P1; Waste Management and Transport 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 use hereby permitted is for a temporary period only and shall cease on or before one year from the date of this permission, at which time the premises shall revert to their former lawful use which is as a car park associated with Mansfield Bowling Club, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the long term use of the site may be properly considered in accordance with policies SD1 (Quality of life), SD6 (Amenity for occupiers and neighbours), SD8 (Disturbance), SD12 (Development and construction waste), B1 (General design principles), B7 (Conservation areas), N2 (Protecting open space), T9 (Impact of parking), T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity), CS18 (Dealing with our waste and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access) and DP31 (Provision of, and improvements to, open space, sport and recreation) of the London Borough of Camden Local Development Framework Development Policies (and potentially others dependent upon any other separate future application for other uses at the site).

- 2 The structures hereby permitted are for a temporary period only and shall be removed on or before one year from the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The type of structures are not such as the Council is prepared to approve, other than for a limited period, in view of their appearance. The permanent retention of the structures would be contrary to the requirements of policies B1 (General design principles) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006; policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The use hereby permitted shall not be carried out outside the following times 08:00 to 17:00 Mondays to Fridays. It shall not be carried out at any time on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS1 (Distribution of growth) and 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.

- 4 No music shall be played on the site 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 SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS1 (Distribution of growth) and 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 The temporary use of the site hereby approved shall be carried out in strict accordance with the submitted Waste Management and Traffic Statement.

Reason: In order to protect the pedestrian environment, ensure the continued free flow of traffic in the area and the amenities of the area generally in accordance with policies T12 (Works affecting highways), SD6 (Amenity for occupiers and neighbours), SD8 (Disturbance) and SD12 (Development and construction waste) of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development) and CS18 (Dealing with our waste and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP21 (Development connecting to the highway network), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 The applicant is encouraged to maintain regular contact with the residents groups / residents within the local area.

3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life), SD6 (Amenity for occupiers and neighbours), SD8 (Disturbance), SD12 (Development and construction waste), B1 (General design principles), B7 (Conservation areas), N2 (Protecting open space), T9 (Impact of parking), T12 (Works affecting highways); 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), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity), CS18 (Dealing with our waste and encouraging biodiversity) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access) and DP31 (Provision of, and improvements to, open space, sport and recreation). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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