

Miss Alice Brown
AAB Architects
10 Stock Orchard Street
London
N7 9RW

Application Ref: **2009/3282/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5117**

23 October 2009

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

Councils Own Permission Under Regulation 3 Granted

Address:

**Jubilee Waterside Centre
105 Camley Street
London
NW1 0PF**

Proposal:

Change of use of existing sports centre (Class D2) to educational use (Class D1) for the relocation of the Frank Barnes School for Deaf Children for a temporary period of 5 years. External alterations include partial infill of terrace at ground floor level, various alterations to windows, new doors, fencing and other enclosures including installation of solar shading screen on the western elevation (canal side), new platform lift and cycle parking on front elevation and installation of 3 x velux windows to roof on north elevation.

Drawing Nos: 275/XLOC; X200; P500; P200; X02A; X01A; L01E; L02E; 0106; X10; 0206A; P10; P11; P12; P13; P14; P15; Loss of leisure facilities statement; Community use statement; Feasibility study statement; Design and access statement; Transport arrangements; Sustainability statement; Acoustics note 03; BREEAM - Preliminary Assessment Review



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 22/10/2014, at which time the premises shall revert to their former lawful use which is for sports centre facility purposes (Class D2 use).

Reason: In order that the long term use of the site may be properly considered in accordance with policy C4 (Protecting existing leisure facilities) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 This permission is personal to Frank Barnes School for Deaf Children and shall endure for the period of their occupation only. On Frank Barnes School for Deaf Children vacating the premises the use shall revert to the lawful use for sports centre facility purposes (Class D2 use).

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy C4 (Protecting existing leisure facilities) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No persons shall use the building after school hours between 2200 hours and 0800 hours the next day, and other facilities as identified and agreed with the Local Planning Authority between 2200 hours and 0800 hours the next day.

REASON: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the Camden Replacement Unitary Development Plan 2006.

- 5 No part of the development hereby approved shall be occupied until a Travel Plan setting out measures for promoting sustainable transport modes for staff, pupils and visitors to the development has been submitted to and approved by the Local Planning Authority. The measures outlined in the approved Travel Plan shall be implemented at all times.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policy T1C (Travel Plans) of the London Borough of Camden Replacement Unitary Development Plan 2006

- 6 The 10 cycle parking Sheffield stands shown on the approved drawings shall be provided prior to occupation of the development and shall thereafter be retained and used for no purpose other than for the parking of bicycles for users and occupiers of the development.

Reason: To define the permission and to ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies T7 (Off street parking, city car clubs and city bike schemes) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Before the commencement of the development, an Energy Efficiency and Carbon Reduction Statement and Plans describing and illustrating the potential carbon reduction measures and efficient energy supply and generation systems for the site shall be submitted to and approved by the Local Planning Authority. The measures shall include but not be restricted to:
- (a) improved u-values
 - (b) insulation
 - (c) treatment of windows
 - (d) energy efficient lighting
 - (e) means of heating
 - (f) natural ventilation
 - (g) any cooling required
 - (h) other mechanical services
 - (i) water efficient services

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with the requirements of policy SD9C (Use of energy and resources) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Prior to occupation of any relevant part of the development, the applicant shall construct and implement the measures in the approved Energy Efficiency and Carbon Reduction Statement and Plans referred to in Condition 7 and maintain thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with the requirements of policy SD9C (Use of energy and resources) of the London Borough of Camden Replacement Unitary Development Plan 2006

- 9 Before the commencement of the development, a schedule and plans describing and illustrating the potential biodiversity improvement measures for the site shall be submitted to and approved by the Local Planning Authority.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy N5 (Biodiversity) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 The use of the areas shown on the submitted drawing nos 275/L01 rev E and 275/L02 rev E in the Design and Access Statement hereby approved shall be accessible for use of other local community groups in accordance with the hours set out in the 'Community Use Statement' hereby approved. No part of the development hereby approved shall be occupied until a Community Use Plan setting out provisions for the terms of use including the method of advertising the space to local groups and rental costs has been submitted to and approved in writing by the local planning authority. The development shall not be implemented other than in complete accordance with the measures contained in the Community Use Plan and such measures shall remain in implementation at all times in association with the development.

Reason: To preserve an element of community use on the site in accordance with the requirements of policies C2 (Protecting Community Uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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.
- 3 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street environment Service (Recycling) on 0207 974 6914 or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling.
- 4 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 SD6 (Amenity for occupiers and neighbours); SD9 (Resources and energy); SD12 (Development and construction waste); B1 (General design principles); B3 (Alterations and extensions); B7 (Conservation areas); N5 (Biodiversity); T1B (Transport assessments); T1C (Travel plans); T3

(Pedestrians and cycling); T7 (Off street parking, city car clubs and city bike schemes); T12 (Works affecting highways); C1 (New community facilities); C4A (Protecting existing leisure provision) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidance contained within the Camden Planning Guidance. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 5 Please be advised that you are encouraged to investigate the installation of a green/brown roof on the roof of the building subject to floor loadings
- 6 Any new or relocated external mechanical plant associated with the new use of the building may require planning permission. Please contact the Planning Department for further advice. Information can be downloaded from the Council's website on www.camden.gov.uk/planning.
- 7 The applicant/developer is advised to contact third party works engineer, Andy Nicholls, in order to ensure that the necessary consents are obtained and the works are compliant with the current British Waterways' "Code of Practice for Works affecting British Waterways.

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This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613