

Delegated Report		Analysis sheet		Expiry Date:		01/05/2014	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sally Shepherd				2014/2427/P			
Application Address				Drawing Numbers			
Holly Lodge Family Centre Oakeshott Avenue London N6 6DR				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to planning permission dated 24/08/2012 (Ref. 2012/3356/P) for erection of a replacement single storey family centre (Class D2) and associated works, namely, to change the use from D2 to D1 (nursery).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/A						
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A						

Site Description

The application site is a single storey building located to the rear of the residential mansion blocks on Oakeshott Avenue and houses on Hillway. The building is set back from the street behind one of the mansion blocks and is not visible at all from either Oakeshott Avenue or Hillway. It is accessed via a short footpath from Oakeshott Avenue.

The building is in use as the Holly Lodge Family Centre which provides a range of facilities including a pre-school scheme and private hire.

The site is located within the Holly Lodge Conservation Area but is not listed.

Relevant History

PE9800354 – Planning permission granted on 10/07/1998 for continued use of building for community purposes.

PE9900353R1 – Planning permission granted on 05/07/1999 for the alterations of a condition attached to existing planning permission for the continued use of the building for community purposes (ref.PE9900354) to allow opening hours of 09.00hrs to 21.00hrs on Sundays and bank holidays.

2012/3356/P & 2012/3359/C – Planning permission and conservation area consent granted on 24/08/2012 for erection of a replacement single storey family centre (Class D2) and associated works.

2013/7381/P – Planning permission withdrawn on 27/03/2014 for change of use from family centre (Class D2) to nursery (Class D1). *Application was withdrawn as it was the incorrect type of application.*

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS10 – Supporting community facilities and services

CS11 – Promoting sustainable and efficient travel

DP15 – Community and leisure uses

DP16 – The transport implications of development

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG6 (Amenity)

Assessment

Background, proposal and assessment

Planning permission was granted on 24/08/2012 for the erection of a replacement single storey family centre (Class D2) and associated works. However, the incorrect use class was placed on the decision notice as a family centre falls within Class D1.

The building was operating as a family centre (Class D1) before the planning application was put in and the replacement centre did not result in a change the use. The family centre incorporates a number of uses including pre-school scheme, holiday play scheme, drama holiday workshops, all of which fall within class D1. The proposed use is for a day nursery which would also fall within D1.

On the basis that the 2012/3356/P planning decision notice should have read “D1” as opposed to “D2”, the application has been submitted to amend this and it is considered to be acceptable.

Recommendation

Grant Planning Permission