

2014/3760/P – 78 Cricklewood Broadway



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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	01/08/2014
		N/A		Consultation Expiry Date:	09/07/2014
Officer			Application Number(s)		
Seonaid Carr			2014/3760/P		
Application Address			Drawing Numbers		
78 Cricklewood Broadway London NW2 3EP			Refer draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use to rear of premises from A1(etail) to D1(education related community use) for a period of 12 months.					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	47	No. of objections	05
			No. Electronic	50		
Summary of consultation responses:	As the site is not within a conservation area, there is no requirement for a press or site notice.					
	5 objections were received, a summary of which is provided below:					
	<u>Land Use:</u> <ul style="list-style-type: none">Does the applicant consider adding A1 to the front of the building will resolve the previous problem with the proposal.It will be used as a mosque for Muslims only, as that is what they use it for now.Any change of use should include consideration of the Cricklewood Regeneration scheme.					
	<u>Amenity:</u> <ul style="list-style-type: none">Noise nuisance due to number of people entering and exiting the site and noise from chanting of religious prayer too high for residential area.The noise and smell from the plant would be detrimental to my health, the increased traffic caused by the development would significantly affect the character of the area. This building would significantly affect my families quality of life, I urge you to reject this application.					
	<u>Transport:</u> <ul style="list-style-type: none">Increased traffic and parking issues as the parent of the children regularly park and/or drop off at the side of the road.We see from the documentation that there are two parking spaces, this is not going to change, this is completely unacceptable, there are already many people blocking drives and taking up space nearby.The existing pedestrian access stays the same, large numbers of people gathering on the pavement which is unacceptable.					
	<u>Others:</u> <ul style="list-style-type: none">This application had already been rejected by Camden, this same reasoning applies now.The applicant does not properly consider the impact on the local area.Local retailers are complaining about their properties being blocked by users of this facility, which is already operating in D1 capacity, and has had its planning permission for the same rejected not just by the Council by also the Planning Inspectorate.The proposed operating hours are unacceptable.There is practically no change from the previous application, which Camden Council and The Planning Inspectorate both refused.I object for the same reason as before (traffic congestion and unsuitable location), this is an attempt to circumvent the previous decision and the planning committee should not allow themselves to be bamboozles in this way.It is not used by the local population and draws users from a very wide area, including Brent and Barnet. There is no indication that more suitable premises have been sought in those boroughs in addition to Camden.A temporary planning consent is absurd and simply a way of obtaining consent by the back door.					
	<u>Officer Comment:</u> <ul style="list-style-type: none">Issues of land use are discussed in section 2.The Cricklewood Regeneration Scheme relates to the Brent Cross Cricklewood regeneration and is a regeneration project led by Barnet Council and does not					

include the application site.

- Impact on neighbour amenity is discussed in section 4.
- The application includes the installation of no plant equipment, nor is there any one site at present.
- Transport issues are discussed in section 5.
- The differences between the current proposal and previous case are noted in paragraph 1.4.
- Access to the building would be to the front only, secured via condition, to ensure the operations would not lead to increased noise and disturbance.
- The purpose of the temporary permission is to allow the applicants time to find more suitable premises.

38 Supports have been received, a summary of which is provided below:

- Please do not close this place of worship down and deprive us from using it.
- This place is very helpful to the community as we use this place for various occasions such as after school programs for our children, celebrations and for religious purposes.
- My children go here weekly for the last 5 years, since going there they have changed a lot.
- Since they have been using this area our street is safer than it was before and they are always helpful towards us and I can guarantee you they don't create any noise and disturbance.
- This is a very good place, where I can pray during my break time.
- It is vital for my faith and community, please approve it. My kids use it as well it has come as a shock that this has now closed, it also has classes to teach children.
- This centre is extremely important in educating my children, not only in the religious sense but also community but also to the wider community at large. The centre teaches the children about their wider responsibilities and not just restricts their educations to religious teachings.
- I am most grateful to the centre and those who run it for making such tremendous effort in trying to educate the young people and making them aware of their responsibilities not just on a religious basis but also on a general basis. The education that the centre imparts as a great positive affect on the children and insures they come aware of the responsibilities to society in general. It improves their behaviour also.
- This place is the only place of its kind which keeps together all ethnic minorities because of the service it provides.

4 Comments were received, a summary of which is provided below:

- I would like to plead with the Council to allow this centre to continue with their activities because they are serving the community and my children are utilizing the centre.
- The centre is very important for people living in Camden, Barnet and Brent. The centre is where we educate and teach moral ethics to our kids and talk about the conduct and responsibility upon community towards their fellow citizens by respecting them and treating them equally. It also commits to fulfil the needs of the community by giving them help to take children out of the street and do something that benefits both parents and the whole community.
- Although I don't use the centre, as a neighbour I don't have a problem to grant the permission and I hope the Council will allow this community centre to continue their daily activities.

Councillor Olszewski and Councillor Russell have written in support of the application a summary of their response is provided below:

- The Council has been fair to the NWICC who in turn have compromised on opening hours, access and numbers using the centre. I am happy to support this application which I hope the Council will approve.

<p>Local groups comments:</p>	<p>Fordwych Residents Association (FRA) objected on the following grounds:</p> <ul style="list-style-type: none"> • Note the long planning history, including prolonged illegal use, a series of planning applications and a lack of enforcement, support the previous refusal and dismissed appeal. • Dismayed the illegal use has been allowed to continue for more than 10months since the appeal with local residents continuing to suffer adverse impact from the illegal use. • Object to the loss of the A1 unit and damage to character, function, vitality and viability of the neighbourhood Centre. • The planning inspector required the cessation of unauthorised D1 use and return to A1 use, support this. • Support local residents parking problems caused by illegal use, the inadequate entrance and exit and regular disturbance. • Although we support the community activities of the applicant we strongly believe it is not appropriate to run a community centre from the premises of a small shop. • We have encouraged the applicant to look for alternative premises and suggested possible alternative premises. • We question whether the restrictions being proposed (max 35 people) will be monitored or enforced. • Question what will happen at the end of the 12 month period. • Remain concerned by the lack of enforcement of a clear planning decision on this site is undermining public confidence in the planning system and Camden Council's approach. We note the NPPF states that 'effective enforcement is important as a means of maintaining public confidence in the planning system.' • We urge the Council to listen to objections from local residents (both this and previous application), enforce the clear decision made by the planning inspector and give the applicant a date to end the unlawful use and to vacate the premises. <p>Officer comment:</p> <ul style="list-style-type: none"> • Officers are aware of the planning history of the application site, as noted below within the history section, why the application is now acceptable on land use grounds is discuss in paragraphs 2.2 to 2.14. • During the course of the 12 month period, the enforcement case will remain open and the Council will continue to work with the applicant to find them alternative premises, furthermore prior to the end of the twelve month period the applicants will be notified that their temporary permission is due to expire and that they will be required to find alternative premises. • The Enforcement officer has been working closely with the applicant to resolve the issues with the previous application and operations of the premises.
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Site Description

The application site relates to a ground floor unit located within a three storey mid terrace property. The ground floor has been operating unlawfully as a prayer room/mosque and community facility offering evening and weekend classes for children (Class D1) in the rear section. The front section of the unit is in part used as retail unit (Class A1) and in part a remote control mini-cab office (Class B1), the remote control mini-cab office is vacant.

The property is accessed via the front elevation which provides access to the A1, B1 and D1 use and also at the rear via an alley way between the rear of the application site and No.1 Ebbsfleet Road which only provides access to the D1 use.

The property is sited to the north eastern side of Cricklewood Broadway within a designated Neighbourhood Centre. The site is located within a parade of ten buildings which are all in commercial uses at ground floor and residential on the upper levels.

The site is not located within a Conservation Area and the property is not listed.

Relevant History

2007/4436/P – Planning permission granted for the change of use of part of ground floor shop from retail (Class A1) to an office for the remote control of mini-cabs (Class B1). This application related to 5.13m² of the ground floor unit which is accessed via the A1 unit to the front of the ground floor.

EN12/0104 – Enforcement case on the property in respect of it operating as a mosque without planning permission. Following the opening up of the enforcement investigation the applicant submitted a planning application for the retrospective change of use of the rear of the building from Class A1 to D1 (2012/3185/P). The application was refused on grounds of loss of A1 retail unit and lack of a transport assessment for the Council to determine if the proposed development would cause harm to the surrounding transport network. Following the refusal of the planning permission in December 2012 an enforcement notice was issued in January 2013 for the breach of planning control. The notice gave the applicants 6 months to cease operations as a D1 unit and return the use to A1.

Both the planning application and enforcement notice were appealed and dismissed. The decision for the appeals was made on 09 September 2013, giving the appellants until 09 March 2014 to find alternative premises.

With regard to the appeal of the planning permission (APP/X5210/A/13/2193685), during the course of the appeal the appellant provided further details in regard to the transport reason for refusal and as such the Inspector agreed this had been overcome as the details regarding transport could be dealt with via condition. The Inspectors decision noted the following points:

- The appellant has advised the front area would be used in part as a community library, which is not an A1 use but another D1 use.
- The front 'shop' door would act as an access to the rear D1 use, impacting on the function and viability of the front part as an A1 use.
- The permanent loss of an A1 unit would erode the convenience retail offer, contrary to the approach of the development plan.
- Development is considered to fail to contribute to the character, function, vitality and viability of the neighbourhood centre.
- Details provided in terms of the hours of operation indicate the prayer sessions form an integral part of the D1 use at the premises.
- The Council have suggested a condition in regard to hours of use however it is clear that the development could not operate as intended if restricted in this way.
- Given the use involves daily out of hours attendance by community members and quite large numbers on Fridays and other special occasions there is a continuing potential for noise and disturbance to neighbours, particularly from use of the shared rear access.

With regard to the appeal of the enforcement notice (Ref: APP/X5210/C/13/2193670). The Inspectors decision noted the following points:

- The cessation of the D1 use to remedy the breach of planning control.

- Six months shall remain as the period within which the use shall cease and the occupiers find new premises.

Following the determination of the appeal, the applicant has been in discussion with the Council to address the reasons for refusal and overcome the concerns of both the Council and the Inspector. This application is a result of these discussions.

Relevant policies

National Planning Policy Framework (April 2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

DP10 Helping and promoting small and independent shops

DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP13 Employment sites and premises

DP15 Community and leisure uses

DP16 The Transport Implications of Development

DP17 Walking, cycling and public transport

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise

Camden Planning Guidance 2011

CPG5 Town Centres, retail and employment

CPG6 Amenity

CPG7 Transport

Assessment

1. Proposal

1.1 Temporary planning permission is sought for the use of the application site as part A1 and part D1 for 12 months. The proposal would remove the B1 element from the front retail unit and also remove an existing partition wall resulting in a single A1 unit to the front of the ground floor, measuring 24.3sqm and a D1 use to the rear measuring 77sqm.

1.2 The removal of the B1 element would open up the full width of the shop frontage. The A1 unit would be used as a shop and the D1 element to the rear would be used for educational classes for adults and children. Within the submission the applicant has provided a weekly timetable which identifies the classes, times of classes, and states that there would be a maximum of 35 people (including staff) in attendance. The D1 use would not be used as a place for prayer.

1.3 There would be no external alterations to accommodate the proposed use.

1.4 The difference between this application and the previously refused application is the following:

- The number of people attending the premises would be limited to a maximum of 35(including staff).
- The A1 unit to the front would be enlarged by the removal of the B1 use and opened up by the removal of the partition walls to the front of the unit to create a more useable retail unit.
- The A1 unit would be used as a shop not a community library, as previously proposed.
- Consent is sought for 12 months only to allow the occupiers the chance to find alternative premises.

2. Land Use

2.1 Policy CS7, seeks to protect and enhance Camden's centres via maintaining a range of shops and other suitable uses to provide variety, vibrancy and choice. The policy seeks to resist the loss of shops where this would cause harm to the character and function of a centre. Further to this Policy DP12 seeks to ensure that development considers the effect of non-retail development on shopping provision and the character of the centre in which it is located.

2.2 Following the dismissed appeal, the applicant has been in discussion with the Council to resolve the concerns of the Council and the Inspector. The Council's planning enforcement and property services sections have been working with the applicant in an attempt to find alternative premises to allow them to operate in the manner they require. Unfortunately no premises have been found. To allow the applicant more time to find alternative premises which are suitable for their needs, the applicant is applying for temporary planning permission for 12 months, as the compliance period for the enforcement notice has expired. The use of the building would differ to that of the previously refused application, as noted within paragraph 1.4 above.

2.3 The application site is located within a neighbourhood centre. Camden Core Strategy (2010) outlines that the Council will seek to retain a strong element of convenience shopping for local residents in Camden's neighbourhood centres and ensure development in them does not harm the function, character or success of that centre. Consideration is given to the individual character of the centre when assessing the proposed development but in general terms the Council would resist development that results in less than half the ground floor premises from being in retail use and more than three consecutive premises being in non-retail use. Such criteria are also outlined within paragraph 3.59 of CPG5. It is important to note that in terms of the 50% rule the entire neighbourhood centre is considered as a whole not just the parade within which the application site is situated.

2.4 Looking firstly to the 50% rule, using Camden's 2012 retail survey data some 43% of properties within this neighbourhood centre are in A1 use. Therefore as existing, the number of premises in A1 use is less than that required by the relevant policies and as such the Council would not support the loss of any further retail units.

2.5 Secondly turning to the breakdown within the parade which the application property is located. The

application site is located within a parade of ten units. Of these ten units, four are in A3 use (Nos. 66, 68, 74 and 76), one is in Sui Generis (beauty salon at No.64) and five are in A1 use (Nos. 62, 70, 72, 78 and 80). The proposed development would not result in more than three consecutive premises being in non-retail use.

2.6 The purpose of these guidelines and rules is to retain the character, function, vitality and viability of these neighbourhood centres. It is important to consider each centre on its own merits. When considering the character of this neighbourhood centre, it is comprised of small independent units providing for the everyday needs of the local community, including newsagents, convenience shopping, opticians, pharmacy, restaurants and cafes. There are a few vacant units and a number not in A1 use, as such the Council would not support the further loss of A1 units due to the impact this would have on the character and function of the area. The Council would seek to retain the A1 units or other uses which would contribute positively to the vibrancy of the area to improve its viability.

2.7 The revised application would see an improved and enlarged retail unit to the frontage of the site by virtue of including the B1 remote mini cab office within the A1 unit together with removal of the partition walls within the frontage of the unit.

2.8 With regard to the loss of the B1 floorspace to the frontage of the site, given the size of the B1 floorspace (4.5sqm), its usability as employment floorspace is limited. Furthermore its location within an A1 retail unit with the only access being via the retail unit limits also limits the usability of the space. As such no objection is raised to the loss of the B1 floorspace and conversion back to A1.

2.9 Within the previous application, the proposal was to retain a portion of A1 floorspace (23.36sq m) to the front of the unit; however it was considered the function and viability of this area as a retail use would be inhibited on two grounds. Firstly the presence of the B1 unit to the front results in a small retail unit, and secondly it would in part act as an access to the rear D1 use. As the B1 element would now be removed and the partition walls also removed, the proposed A1 use would be more viable and operate more readily as a retail unit. With regard to the access to the rear of the D1 use, within the previous application it was noted that up to 100 people would visit the premises to pray or attend classes. Given the use of the D1 area would now solely be for educational classes and the maximum number of people visiting the premises would be limited to 35 (as stated on the applicants weekly timetable), it is considered that in limiting the number and how the D1 area is used it would allow the A1 use to operate more freely as a retail unit and would ensure the A1 use would not act as a thoroughfare to the D1 area.

2.10 To ensure the shop frontage contributes to the character and function of the neighbourhood centre, thereby contributing to the surrounding area, it is proposed to include a condition stating that the shop front shall be retained as a shop frontage at all times and shall not be obscured. Furthermore to ensure that the retail element shall not be eroded a condition would be imposed to state that the A1 element shown on the proposed plans and marked as 24.3sqm of A1 retail space shall be retained as such unless otherwise agreed in writing by the Local Planning Authority. It is considered that these two conditions would ensure that the retail unit contributions to the character, function, vitality and viability of the neighbourhood centre.

2.11 Within the previous application, the proposed change of use to D1 was not considered appropriate as the previous scheme included a poorly laid out retail unit with an element of B1 floorspace. As such no attempt was being made to ensure the retail unit would contribute to the neighbourhood centre, it was previously considered that the D1 use would be the main use of the building with the A1 use acting as a thoroughfare and not a viable shop unit. However the revised proposal which would see a larger A1 unit which would occupy the full width of the unit to the front portion of the ground floor would create a more viable unit which would contribute to the operations of the neighbourhood centre.

2.12 It is also noteworthy that the proposed use is for a temporary period of twelve months to allow the applicants further time to fine more suitable premises for how they want to operate the building. During the course of the 12 months, the enforcement case will remain open and the Council will continue to work with the applicant to find an alternative premises. Should the applicant choose to reapply for planning permission at the end of the 12 month period to continue operating in the manner as proposed within this application, the application would be re-assessed in twelve months time.

2.13 In light of the above, it is considered that the revised proposal has overcome the Councils concerns in how the ground floor unit would be operated. The front A1 unit would have an improved layout which would result in

a more viable unit and would contribute to the function of the neighbourhood centre. Furthermore, given the use of the D1 section of the ground floor would be for a temporary period and used solely for educational classes, limited to a maximum of 35 people as noted on the weekly timetable, submitted by the applicant, the area would no longer be used for prayer. It is therefore considered the proposed use would be acceptable for a temporary period, whilst the occupiers find a more suitable premises.

3. Design

3.1 The proposal would involve no external alterations or extensions and as such there are no design implications as a result of the development.

4. Impact on neighbouring residents amenity:

4.1 Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 As per the previous application, the site is located to the ground floor of a parade of units where the predominant use is residential to the upper levels and commercial to the ground floor. In respect of sunlight, daylight, outlook and sense of enclosure, given there would be no external alterations or extensions the development would not impact neighbouring residents' amenity in these regards.

4.3 In terms of noise and disturbance, within the previous officer report it was noted that the proposed part use as a community facility may lead to increased noise and disturbance to adjoining residents, to mitigate the potential impact of the proposed change of use on adjoining residents, a condition to control the hours of use would address this, together with a condition stating that there would be no music played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway. Within the Inspectors decision it was noted that given the prayer timetable which starts as early at 05:30, to permit the proposed use would result in out of hours gatherings which would not enable the premises to operate as intended if it were restricted in this way. However given this application is not for use as a prayer room but solely for educational classes the use can operate as proposed with a condition restricting the hours of use to mitigate noise and disturbance to neighbouring residents. The hours of use shall be restricted from 9am to 8pm Monday to Thursday and Saturday, 8am to 9pm on Fridays and 10am to 8pm on Sundays and bank holidays. These hours will apply to the ground floor unit (A1 and D1 use).

4.4 It is noted that objection has been raised with regard to the use of the rear entrance, to ensure that there would be minimal noise externally to the rear of the building a condition would be used to state that the ground floor can only be accessed from the Cricklewood Broadway entrance and the rear should be used for emergency access only.

5. Transport:

5.1 Policy CS11 expects development to have regard to Camden's road hierarchy and does not cause harm to the management of a road network. Policy DP16 seeks to ensure development is properly integrated with the transport network and supported by adequate walking, cycling and public transport links. Further to this Policy DP17 states the Council will resist development that would be dependent on travel by private motor vehicles. The site has a Public Transport Accessibility Level (PTAL) of 6a(excellent) and is located within a Controlled Parking Zone CAQ.

5.2 The previous application was refused on grounds that the applicant provided insufficient detail for the Council to determine the impact on the surrounding transport network. During the course of the appeal the applicant provided further detail on how the facility would operate and how many people would use the premises. As such the Inspector agreed that this reason for refusal could be overcome by using a condition to secure further details if required.

5.3 As described above, how the premises will operate has changed since the previous application, it is now proposed to use the D1 element solely for educational classes with a maximum of 35 people at the premises at any one time. This is a reduction of 65 people from the previous application. The applicant has provided a Transport Statement noting how the building operates. As noted with paragraph 16.18 of DP16, Travel Plans

will be sought where the impacts on transport are considered significant.

5.4 The application has been assessed by Transport Planners, it is not considered necessary to secure a Travel Plan via a Section 106 legal agreement, namely due to the reduced number of people that would be using the facility it is considered there would not be a detrimental impact on the surrounding transport network. It is considered the applicant has provided sufficient detail for the Council to determine that the development would not have a detrimental impact on the surrounding transport network.

5.5 With regard to parking, which has been raised by some objectors, the site is located within a Controlled Parking Zone(CPZ) and as such parking controls within the area are already in place, outwith the hours of the CPZ parking is available to all, in accordance with the Council's parking policies.

5.6 As per the previous application, given the scale of development, the Council's cycle parking standards would not apply.

6. Community Infrastructure Levy (CIL):

6.1 The proposal is for a change of use only and therefore not liable for payment of CIL.

7. Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th July 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Abdirahim Nuur
78 Cricklewood Broadway
London
NW2 3EP

Application Ref: **2014/3760/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

23 July 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
78 Cricklewood Broadway
London
NW2 3EP

DECISION

Proposal:
Change of use to rear of premises from A1(etail) to D1(education related community use)
for a period of 12 months.

Drawing Nos: OS Map, Drawing No:1, The Proposed Use, Weekly Timetable 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 development hereby permitted shall be carried out in accordance with the
following approved plans: OS Map, Drawing No:1, The Proposed Use, Weekly
Timetable and Transport Statement.

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



- 2 The use hereby permitted is for a temporary period only and shall cease on or before 12 months from the date of this decision notice, at which time the use of the premises for community related activities shall cease and the D1 use shall revert to retail Use Class A1.

Reason: The use of the premises is not such as the Council is prepared to approve, other than for a limited period, in view of its impact on the retail function of the neighbourhood centre. The permanent retention of the use would be contrary to the requirements of policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The uses hereby permitted shall not be carried out outside the following times 9am to 8pm Monday to Thursday and Saturday, 8am to 9pm on Fridays and 10am to 8pm on Sundays and bank holidays

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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 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 policies 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.

- 5 The ground floor uses hereby approved shall only be accessed via the entrance on Cricklewood Broadway. The rear access shall be used for no other purpose than emergency access.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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.

- 6 The D1 use hereby permitted shall only be used for educational classes as noted within the Weekly Timetable, the use shall not be used for any other use within the D1 Use Class. The ground floor unit shall not to be used as a prayer room at any time. No more than 35 people shall occupy the D1 floorspace at any one time.

Reason: The D1 use in any other manner than educational classes is not such as the Council is prepared to approve, in view of the impact on the neighbourhood

centre and neighbour amenity in terms of noise and disturbance, other uses would be contrary to the requirements of Policies CS7 (Promoting Camden's centres and shops) and CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP15 (Community and leisure uses) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The shop front windows to the retail unit shall be used for display purposes and the window glass must not be painted or obscured.

Reason: To ensure the A1 unit contributes to the retail function of the neighbourhood centre and to prevent the introduction of dead frontages within the neighbourhood centre in accordance with the requirements of policy CS7 (Promoting Camden's Centres and shops) and Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the London Borough of Camden Local Development Framework Development Policies.

- 8 At least 24.3sqm of the ground floor unit as shown on the Proposal Plan shall be retained as retail use (Use Class A1) for the duration of this planning permission.

Reason: To ensure the ground floor unit contributes to the retail function of the neighbourhood centre in accordance with Policies CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are reminded that this is a temporary planning permission and will expire 12 months from the date of this decision notice. You are advised that you should find alternative premises within the next twelve months where you would be able to operate your facility as you require.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

DRAFT

DECISION



Application property



Rear acces via Ebbsfleet Road