

Mr Javier Castanon
Castanon Associates
18 A Netherhall Gardens
Maresfield Gardens
London
NW3 5TH

Application Ref: **2015/4437/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

28 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Church of Saint Thomas More
Maresfield Gardens
London
NW3 5SU**

Proposal: Change of use of the De Laszlo Studio from ancillary church hall (Class D1) to professional services use (Class A2)

Drawing Nos: Site Location Plan at 1:1250; 13020SU1.02; and 3007

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; 13020SU1.02; 3007.

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

Informatives:

- 1 Reasons for granting permission:

Policies CS10 and DP15 seek to protect existing community facilities by resisting their loss unless a replacement facility that meets the needs of the local population is provided; or the specific community facility is no longer required in its current use.

The De Laszlo Hall has not been used for any purpose for at least 20 years and it has not served as the church hall since 1967, when the hall extension was built. As such, the proposal does not involve the loss of a community facility. Furthermore, planning permission has been granted (subject to the successful completion of a section 106 legal agreement) for an extension to the existing church annex building to provide modernised facilities for the church.

There are no extensions or external changes proposed as part of this application. Consequently, the proposal would preserve the character and appearance of the Fitzjohns Netherhall Conservation Area.

The proposed change of use to Class A2, in a street that has a mixture of land uses including a school and a church, is not considered to create any significant neighbour amenity issues, for example by way of traffic or noise generation, in accordance with Policies CS5 and DP26.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS4, CS5, CS11, CS13, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP16, DP17, DP24, DP25, DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 4.1, 6.1, 6.3, 6.9, 6.10, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and the provisions of paragraphs 7-9, 14, 17, 29-41, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 2 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 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification and which affect the external appearance of the building may require a further application for planning permission.

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



Ed Watson
Director of Culture & Environment