

Mr Mohamood Gure
Unit 23-24
Cheriton
Queen's Crescent
London
NW5 4EZ

Application Ref: **2015/4077/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

25 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Unit 23-24
Cheriton
Queen's Crescent
London
NW5 4EZ**

Proposal: Temporary change of use from ground floor community centre (D1) and basement office (B1a) to a community centre and place of worship (D1) on both floors.

Drawing Nos: Location Map Scale 1:1250; GA200; GA201; GA202; Design and Access Statement dated June 2015; Background; SCDT Management Plan - November 2015; Complaints Procedure - Somali Community Development Trust; Weekly activities programme with prayers (existing); Weekly activities programme with prayers in Summer time; Weekly activities programme with prayers in Winter time; Travel Plan dated October 2015 by TTP Consulting Limited; Transport Statement dated October 2015 by TTP Consulting Limited and Noise Impact Assessment Report Rev 1 dated 27/08/2015 by Sound Licensing Limited.

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 within 12 months of the date of this decision notice, at which time the premises shall revert to their former lawful use which is a training/community centre (D1) on the ground floor and office (B1a) at basement level in accordance with planning approval 2009/0626/P dated 25/11/2009. After the 12 month temporary use has ceased, the use of the site must be in accordance with all of the conditions of 2009/0626/P, including condition 2 (use as a training centre only and no other D1 use) and 4 (hours of operation).

Reason: The Council would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Location Map Scale 1:1250; GA200; GA201; GA202; Design and Access Statement dated June 2015; Background; SCDT Management Plan - November 2015; Complaints Procedure - Somali Community Development Trust; Weekly activities programme with prayers (existing); Weekly activities programme with prayers in Summer time; Weekly activities programme with prayers in Winter time; Travel Plan dated October 2015 by TTP Consulting Limited; Transport Statement dated October 2015 by TTP Consulting Limited and Noise Impact Assessment Report Rev 1 dated 27/08/2015 by Sound Licensing Limited.

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

- 3 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the building shall only be used for training purposes/community centre and a place of worship and for no other purpose.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use hereby permitted shall not be carried out outside the following times Mondays to Fridays 09:00 to 21:00, Saturdays 10:00 to 19:00 and Sundays 10:00 to 18:00. It shall not be carried out at any time on Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London

Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The premises shall have no more than 70 people within the property at any one time, within the approved hours of use above, apart from during Friday prayers (12:00 to 14:00) when 170 would be allowed.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to ensure the safety of those using the premises, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the use commences sound insulation shall be provided for the building in accordance with the measures outlined in 'Noise Impact Assessment Report' Rev 1 by Sound Licensing Limited dated 27/08/2015. The implemented measure shall be confirmed to the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme and the details should be maintained permanently thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Noise levels in rooms at the nearest noise sensitive premises shall maintain noise standard specified in BS8233:2014 for internal rooms and external amenity areas while proposed development is in operation. Noise at 1 metre external to any noise sensitive façade Day and evening 0700-2300 LAeq' 5m shall not increase by more than 5dB.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 No music or noise through amplified equipment shall be played/made 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 policy 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.

- 9 The Management Plan dated November 2015 (and includes the Cheriton Centre Working Group Details) shall be adhered and the procedures outlined in the Plan adopted to prevent patrons from congregating outside of the premises before and after activities take place.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

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 6941).
- 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 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.
- 3 In advance of the twelve month approval expiring, the draft Travel Plan submitted is required to be adopted and adhered to voluntarily. Evidence of how the Travel Plan has been used to manage the increase of trips to the site will be requested on the submission of any future full application.
- 4 This application has been allowed on a temporary basis so the Council can assess how the addition of prayers would impact on the living conditions of the neighbouring residents and the transport and parking provision of the surrounding area. If a permanent permission or renewal of the temporary permission were to be sought, the applicant would need to provide evidence as to whether the proposed development has had an acceptable impact on the above. Any permanent approval would be subject to a Section 106 Legal Agreement requiring a Management Plan, car free development for the staff members and a Travel Plan.
- 5 Please note that landlord's consent would be required for the change of use and the associated works to the building. Should landlord's consent be granted for a temporary period in line with the planning permission there may be additional requirements and/restrictions to those that form part of this planning approval. Your

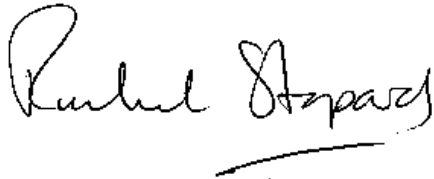
ward housing team can be contacted on 020 7974 444.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment