

Mr. Benjamin Cook  
18 Shacklewell Lane  
London  
E8 2EZ

Application Ref: **2015/6964/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

15 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Waterlow Park  
Highgate Hill  
London N6 5HG**

Proposal:

Variation of condition 11 (used only for purposes of a park education and visitor centre plus park depot (under Class D1)) and removal of condition 12 (used solely by one class visiting the centre at any one time) of planning permission granted under reference PEX0100545 dated 13/12/01 for demolition of toilets/store and outbuildings and the conversion and extension to existing buildings to provide a main park depot and park centre with educational and cultural facilities.)

Drawing Nos: 5920 Rev. B, 5915 Rev. A, OS Location Plan, 15-02-10-WP-E, Joint Statement, Statement of Community Involvement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no. 11 of planning permission PEX0100545 shall be replaced with the following condition:



## REPLACEMENT CONDITION 11

The building uses hereby approved shall be only for purposes of a park depot (under Class B1c) and non-residential institution (under Class D1) including a library, mediatheque, art gallery, museum, public art exhibition hall, and non-residential education and training centre, and for no other purpose (including any other purpose within Class D1 or B1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order unless otherwise agreed in writing by the council as the Local Planning Authority.

Reason: To ensure that the future occupation and use of the building shall be related to the park and its role as a public facility in accordance with Policies CS1 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and DP31 of the London Borough of Camden Local Development Plan.

- 2 For the purposes of this decision, condition no.12 of planning permission PEX0100545 shall be removed.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 5920 Rev. B, 5915 Rev. A, OS Location Plan, 15-02-10-WP-E.

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

### Informative(s):

- 1 Reasons for granting permission.

The application seeks to vary Condition 11 of planning permission PEX0100545, to allow a wider range of uses within planning use class D1, to supersede the existing restriction of the permitted use which is for the purposes only as park education and visitor centre. The application also proposes the removal of Condition 12, which limits the use of the centre to one class at any one time. The purpose of the application is to facilitate the occupancy of the centre by LUX, a public arts agency specialising in film and video on a full repair lease from Camden Council for a period of 6 years. The centre would be used as a screening space, a library/mediatheque, an education space, as well as LUX's offices and archive stores for their collections

The proposal would allow improved public provision within an existing community/educational facility, and as such no objection is raised to the principle of the uses taking place within the centre. The existing park depot (use Class B1c) and associated vehicle parking area will be retained and will not be affected by the proposal. Camden Council's Transport team raised no objections with regards to the proposal's impact on the transport network or local parking pressures.

The planning and appeal history of the site has been taken into account when

coming to this decision. No objections were received prior to making this decision. A community consultation exercise was carried out by the applicant and the results were submitted with the application.

Special attention has been paid to the desirability of preserving the adjoining listed building and its setting and preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS5, CS9, CS10 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP16, DP18, DP25, DP26, and DP31 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 4.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 70, 126-141 and 189 of the National Planning Policy Framework.

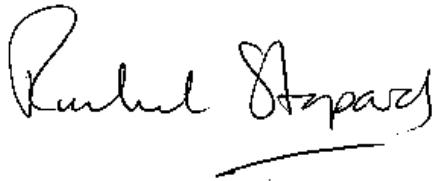
- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form, and shall only be read in the context of the substantive permission granted on 13/12/2001 reference PEX0100545 and is bound by all the conditions and obligations attached to that 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

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

Rachel Stopard  
Director of Culture & Environment