

Statement in Support of Permanent Consent
Application for the Change of Use
relating to
Unit 23-24 Cheriton, Queen's Crescent, NW5 4EZ
(15th January, 2016)

This is a new application for the existing community centre at Unit 23-24 Cheriton, Queen's Crescent, NW5 to continue as it is, once the existing time-limited consent is over.

This means applying for a new, full planning consent, which this document forms a part of.

There are no changes proposed to the layout of the interior or exterior of the property, nor to the uses currently allowed, nor times of operation, nor any other aspect of the existing planning consent or conditions that were included in the granting of the most recent planning consent, and under which the centre has been operating for nearly a year.

Background to this application:

Planning approval was agreed with a Condition that limited the consent to a period of twelve months. This Condition was effectively introduced so that the implementation of the planning approval could be monitored and tested. Other conditions were applied to manage and control the use.

The centre's operation under that planning consent has been consistent with the requirements of that approval.

Reasoning behind the proposal to apply for a permanent consent:

As the end of the 'trial' period of use is approaching it is necessary to apply a permanent consent for the centre to operate as a community centre and as a prayer facility for the Muslim community in the area. Hence this new planning application is for a full planning permission for the existing use to continue.

In essence, the approval for which consent is now being sought and which has been, we believe, successfully trialled, is for the original planning permission to allow prayers and community centre services in addition to its other training activities.

To that end, we submit that the Applicant Community have met the requirements of **Planning Decision reference 2015/4077/P** in that they have complied with all the conditions attached to the consent and have managed the centre and its activities in a way that has shown the use to be acceptable. In doing so, it has also fulfilled the intention of Condition 1 which was specifically applied to test the use sufficiently to demonstrate that the implementation of the planning permission was satisfactory.

Fulfilment of Conditions:

Condition 1 has been fulfilled and continues to be complied with. The centre has been operating under this condition for the full 12 month period which allows the officers the opportunity to evaluate all aspects of use.

Condition 2 has been fulfilled and continues to be complied with The use of the centre was carried in accordance with the following approved plans Location Map Scale 1:1250; GA200;

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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. This was done to eliminate any doubt and to preserve the interest of proper planning.

Condition 3 has been fulfilled and continues to be complied with. The centre has not allowed activities other than those permitted by the temporary permission.

Condition 4 has been fulfilled and continues to be complied with. The centre has been opening the days and times permitted. There was only one incident when one former staff, who had kept a copy of centre keys, has opened the centre, without the permission from the centre manager, on a Bank Holiday for a short period of time and the centre informed the council officers straightaway. The centre also collected all the centre keys and only those authorised to open centre do so.

Condition 5 has been fulfilled and continues to be complied with. The centre has been keeping user numbers under control and in line with the permitted number of users.

Condition 6 has been fulfilled and continues to be complied with. The centre had implemented all sound reduction measures including installing sound proofing prior to the commencement of the centre activities.

Condition 7 has been fulfilled and continues to be complied with. A revised assessment by the specialist consult has been prepared to support this. That is to accompany this application.

Condition 8 has been fulfilled and continues to be complied with. There were no noise complaints throughout the entire temporary permission period.

Condition 9 has been fulfilled and continues to be complied with. An updated version of the Management Plan has been completed and accompanies this application. There were no congregation outside of the centre and according to the centre's policy the trust appointed a named person to supervise user entering and exiting the centre especially on Fridays when number of users were high

In addition, we have commissioned a review and updated assessment of the Transportation documents.

Additional justification:

Firstly and significantly, we believe that there have been no complaints against the use since the subject planning consent was implemented.

Successful, regular meetings have been held in accordance with the Planning Committee's wishes, to keep neighbours in touch with the centre's plans and activities and to seek their views in a consultative process.

These meetings have been with Councilors' involvement and have proven to be very

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successful and positive for the centre's users and neighbours alike. The level of support received for the applicant community has been heart-warming and most welcome. We believe that this process as a requirement relating to Condition 1 has in addition been beneficial to the Applicant and neighbours alike.

We are also grateful for the time and efforts that the Local Ward Councillors and others spent during this period of time. Councillors support and attendance of these meetings are also for the benefit of their constituents.

Supporting documents:

We are including in this application copies of the Cheriton Centre Working Group minutes which includes neighbour's observations.

An updated management plan has been prepared and will be offered for consideration by planning officers. We are content to make any reasonable amendments that may be required or proposed.

We have also commissioned an updated noise impact assessment which will be submitted herewith.

An updated transportation assessment has also been prepared and is being submitted with this application.

We are also submitting records of attendance and activities to demonstrate that we have been operating in the manner agreed and providing the activities that we had intended.

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All previously submitted documents which were referred to in assessing the currently implemented planning application are valid in this application, other than where they have been superseded by their updated versions as submitted herewith. This document essentially summarises the background to and the justification for, making this new planning application and accompanies new versions of previous documents (supporting the contention that the time-limited consent has allowed the use to be successfully tested), as well as new documentary evidence collated from information gathered during the 'trial' period (essentially relating to activities and numbers of people attending those).

In conclusion,

We believe that we have satisfactorily fulfilled the purpose of the time limited consent in testing the use and by showing that the planning permission to which Condition 1 is attached can now be implemented in full without that condition, without harm and in fact to the benefit of the user group and neighbours. Therefore, that a new full planning consent may now be supported and implemented to allow the centre to continue its beneficial work in full and satisfy the needs of its user community and the locality.