

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

Application Ref: **2017/0359/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

30 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

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

Proposal:

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 1:1250; GA200; Statement in Support of Permanent Consent Application for the Change of Use dated 15/01/2016; SCDT Management Plan; Noise Impact Assessment Report Rev 1 dated 13/12/2016; Transport Statement dated December 2016; Travel Plan December 2016; Weekly activities programme with prayers in the Summer time 2017; Weekly activities programme with prayers in the Winter time; Complaints Procedure; Attendance Sheets; Travel Surveys.

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 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: Location Map 1:1250; GA200; Statement in Support of Permanent Consent Application for the Change of Use dated 15/01/2016; SCDT Management Plan; Noise Impact Assessment Report Rev 1 dated 13/12/2016; Transport Statement dated December 2016; Travel Plan December 2016; Weekly activities programme with prayers in the Summer time 2017; Weekly activities programme with prayers in the Winter time; Complaints Procedure; Attendance Sheets; Travel Surveys.

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 policies G1, A1 and A4 of the Camden Local Plan June 2017.

- 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 policies G1, A1 and A4 of the Camden Local Plan June 2017.

- 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 policies G1, A1 and A4 of the Camden Local Plan June 2017.

- 6 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 policies G1, A1 and A4 of the Camden Local Plan June 2017.

- 7 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 policies G1, A1 and A4 of the Camden Local Plan June 2017.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 2 The Camden Local Plan was adopted on 03/07/2017, which was several months after the application gained a resolution to grant following its consideration and Member's Briefing on 02/05/2017. When the application was given the resolution to grant, the Local Plan only had limited weight as the Council was yet to consult on its proposed modifications to the Submission Draft Local Plan following comments made by the Inspector during examination. While having limited weight, the emerging policies at the time were considered within the recommendation.

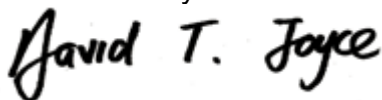
Following the adoption of the Local Plan officers have assessed the proposal in line with the new policies, which are mostly consistent with those within the Local Development Framework. The proposal is considered to be wholly consistent with the Local Plan.

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



David Joyce
Director of Regeneration and Planning