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Development Management

Regeneration and Planning
 London Borough of Camden
 Judd Street
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Your ref PP-06780607
 Application Type: Non - Material Amendment
 Planning Approval: 2016/2335/P
 Our ref 1733

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 By planning portal

28 February 2018

Dear Sir/Madam

Jubilee Waterside Centre, 105 Camley Street, London, NW1 0PF

Satellite Architects has been instructed by Ridge & Partners LLP on behalf of the Education & Skills Funding Agency (EFSA) and Abacus Belsize Primary School to submit a none material amendment for the temporary change of use of the above site for educational use (Class D1) whilst their permanent site at the Former Hampstead Police Station is progressed.

The site is currently occupied for two academic years (until 21 August 2018) by the primary school under Class C, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Application Document

- Location Plan
- Canal Level
- Lower Level
- Ground Level
- First Floor
- Part Roof
- Area Schedule
- Transport Statement by Paul Mew Associates (February 2018)
- School Travel Plan by Stars (01/09/2017)
- Correspondence with Camden council

The Site

The application site extends to approximately 0.12 hectares (0.30 acres) and is located on the east side of the Grand Union Tow Path. The site is accessed via the cul-de-sacs of Reapers Close and Crofters Way off the west side of Camley Street within the London Borough of Camden (LBC). The site is currently occupied by Abacus Belsize Primary School under temporary permitted development rights as a school (Class D1) (see table 1 below for relevant site planning history). Prior to this it was occupied by Frank Barnes School for Deaf Children (Class D1) under a temporary (5 year) permission. Its former use, to which it would revert, is Class D2 (leisure centre) having been used for activities such as rock climbing and canoeing for younger people

The site comprises two nineteenth century brick structures that have been modernised since their original construction. They have been physically linked at the eastern end of the site. The materials consist mainly of brick in the original brick buildings with later masonry infill additions in blue brick, rendered block work and timber cladding.

The form of the building is linear and it extends to approximately 1,857.59 sqm (GEA) and has a GIA of 1,801.87 sqm. Due to the fall in the ground level across the site from south to north, the building is part single part two storey in height along Reapers Close and three storeys in height fronting onto the towpath. The building is arranged over three levels with flat roofs to the recent extensions and the former three storey abseiling tower facing onto the canal. The main entrance to the building is at raised ground floor level. There is a secondary entrance from the middle floor and access to the canal towpath is from the lower level. The site is enclosed to the north by high metal railings.

The building had remained vacant since 2007 until its use in 2010 by Frank Barnes School for Deaf Children under a temporary 5 year planning permission (reference 2010/3831/P). The site is owned by the London Borough of Camden.

The Surroundings

The immediate area to the north comprises terraced residential properties. To the southeast lies a large industrial site at 103 Camley Street.

Relevant Site Planning History

An initial search of the council's online planning history records has identified a number of applications pertaining to the site. Those of relevance to this planning application are detailed on the enclosed Table 1.

Table 1 - Relevant Planning History

Application Reference	Description of Development	Decision	Decision Date
2016/2335/P	Temporary change of use to Class D1 for 2 academic years (until 21 August 2018)	Granted	26 August 2016
2015/5003/P	Notification under Schedule 2, Part 4, Class C of the Town and Country Planning (General Permitted Development) Order 2015 to use building as a state-funded school for a single academic year.	Notified	4th September 2015
2010/5597/P	Installation of a timber fence to the south east boundary side of existing primary school play area (Class D1) and enclosure of fire escape staircase.	Granted	29th November 2010
2010/3831/P	Change of use of existing sports centre (Class D2) to educational use (Class D1) for the relocation of the Frank Barnes School for Deaf Children for a temporary period of 5 years. External alterations include partial infill of terrace at ground floor level, various alterations to windows, new doors, fencing and other enclosures including installation of solar shading screen on the western elevation (canal side), new platform lift and cycle parking on front elevation and installation of 3 x velux windows to roof on north elevation.	Granted	23rd October 2009

The planning history of the site demonstrates that the temporary use of the site for educational accommodation has been established and the principle accepted by the council.

Proposal

Abacus Primary School is a co-educational 1 form of entry (FE) primary school for pupils aged 4-11 years. They have secured a permanent site at the Former Hampstead Police Station, however this is not yet available and temporary accommodation is required for a further 2 academic years on top of the previous application (i.e. to the end of August 2020) in the interim.

The Planning Case

The existing Class D1 prior approval requires the Jubilee Waterside Centre to return to Class D2 use on or before 21/08/2018, therefore the building could not be used as a school from this date. Whilst a permanent site at the Former Hampstead Police Station has been secured for Abacus Belsize Primary School, the site is not yet ready for occupation. This temporary change of use for educational purposes would enable the school to remain open on the site, providing primary school places on a temporary basis for an additional 2 years (until 31 July 2020) until the permanent site is made ready.

The existing use of the site for a school (application reference 2016/2335/P) and the previously approved temporary use of the site for a school (application reference 2010/3831/P) by LBC demonstrates that the council considers the site to be suitable for educational use on a temporary basis, thereby setting the principle for education use of the site.

Furthermore, in August 2011, the Government Policy Statement on 'Planning for Schools Development' confirmed its support for state-funded schools through the planning system. It stated that the answer to proposals for the development of state funded schools should be, wherever possible, yes. There should be a presumption in favour of the development of state funded schools as expressed in the NPPF.

The proposed extension of the Class D1 use would not compromise the sites ability to be redeveloped / reused in the future for its former, or any other suitable use (subject to obtaining the necessary permissions).

As such, it is believed that the reasons for a temporary planning permission have been justified and should be supported by the London Borough of Camden.

If you have any queries please do not hesitate to contact me on the details above.

Yours faithfully,

Philip Carter

Architectural Assistant

Satellite Architects