

Application ref: 2018/1444/P
Contact: David Fowler
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Date: 21 June 2018

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Jubilee Waterside Centre
105 Camley Street
London
N1C 4PF

Proposal: Variation of condition 1 of application reference 2016/2335/P granted on 26/08/2016 for 'Temporary change of use to educational (Class D1) use for 2 academic years (until 21 August 2018)' namely to extend the permission another 2 years.

Drawing Nos:

Plans: Location Plan, Canal Level, First Floor Lower Level, Ground Level, First Floor and Part Roof.

Documents: Transport Statement (February 2018) Paul Mew Associates, Abacus Belsize Primary School Travel Plan (Stars), email dated 10/05/2018 detailing staff and student numbers.

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 on or before 21/08/2020, at which time the premises shall revert to their former lawful use for sports centre facility purposes (Class D2 use).

Reason: In order that the long term use of the site may be properly considered in accordance with policy C3 (Cultural and leisure facilities) of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

Plans: Location Plan, Canal Level, First Floor Lower Level, Ground Level, First Floor and Part Roof.

Documents: Transport Statement (February 2018) Paul Mew Associates, Abacus Belsize Primary School Travel Plan (Stars), email dated 10/05/2018 detailing staff and student numbers.

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

- 3 This permission is personal to Abacus Primary School and shall endure for the period of their occupation only. On Abacus Primary School vacating the premises the use shall revert to the lawful use for sports centre facility purposes (Class D2 use).

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy C3 (Cultural and leisure facilities) of the London Borough of Camden Local Plan 2017.

- 4 No persons shall use the building after school hours between 1800 hours and 0800 hours the next day Monday to Friday and at no time during week-ends or Bank Holidays.

Reason: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 5 The development shall be carried out in accordance with the School Development Travel Plan hereby approved unless otherwise agreed in writing with the local planning authority and all reviews shall be submitted for monitoring purposes.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies A1, T1 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for approval:

Temporary planning permission was granted on the 26th of August 2016 for the use of the sports centre facility as a Class D1 school. A condition limiting the use of the premises as a school for 2 years was attached in order that the long term use of the site may be properly considered in accordance with policy DP15

(Protecting existing leisure facilities) of the Camden Development Policies (now superseded by the Camden Local Plan 2017). This temporary permission will expire in August 2018.

The current application seeks to vary the temporary condition, extending the permission for another 2 years. Abacus Belsize School which is using the premises is a one-form entry school. Pupil numbers will increase from 126 to 186 and staff numbers will increase from 20 to 25, as the school reaches its full intake. The school will remain one-form entry and therefore these numbers will not increase any further. An application was submitted and refused for the change of use of the former Hampstead Police Station on Rosslyn Hill (2016/1590/P) to a school. The applicant is now in pre-application negotiations with the Council and is discussing how to achieve a policy-compliant scheme on this site. Given that these negotiations are ongoing and the applicant is seriously working with officers, a temporary extension of the time period for the use of the Camley Street site is considered acceptable in this instance.

The access of the school is considered poor; however, given that this is an extension on a temporary change of use and no physical changes to the design are proposed, there is no real leverage for improving access. The Access Officer has therefore raised no objections.

The Transport Officer has raised no objections, given that the school is existing on site and will remain one-form entry.

No physical alterations are proposed as part of this application and there would therefore be no impact on the conservation area.

No objections were received from neighbouring properties. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The same conditions have been attached as were attached to the previous permission, including personal permission to Abacus School, hours of use and compliance with the submitted Travel Plan.

As such, the proposed amendment is in general accordance with policies C3, A1, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 as well as the National Planning Policy Framework 2012.

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 T. Joyce

David Joyce
Director of Regeneration and Planning