

Application ref: 2018/2493/P
Contact: Jonathan McClue
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Date: 31 October 2018

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Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Greenwood Centre
25 Greenwood Place
London
NW5 1LB

Proposal: Change of use of floorspace within the consented substantially completed Greenwood Centre (ref: 2013/5947/P dated 18/06/14) from community use (D1) to flexible community centre/office use (D1/B1).

Drawing Nos: (1213_PL_)175; 176; 185; 187, (1213_WD_)215 Rev H and 551 Rev A and Planning Statement dated May 2018.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (1213_PL_)175; 176; 185; 187, (1213_WD_)215 Rev H and 551 Rev A and Planning Statement dated May 2018.

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

- 4 Prior to the occupation of the development, the approved cycle parking facilities (as shown in drawing no.s (1213_WD_)215 Rev H and 551 Rev A) shall be provided in its entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the occupation of any office use (B1), full details of the commercial partner(s) for this floorspace must be submitted to and approved by the Local Planning Authority. The partner(s) must have a business or social enterprise tenant with a social purpose/vision/mission that complements the other uses of the Greenwood Centre, including the Centre for Independent Living. The tenant(s) will be required to provide supportive apprenticeships/training opportunities/work experience placements for local people, particularly those users of the Centre for Independent Living and other services delivered by the Centre. Any commercial tenant should be able to make links with schools and other organisations supporting youth, voluntary, and community groups in the Borough, as well as supporting other Council objectives.

Reason: In order to ensure the development continues to provide a diverse range of community facilities and that local people within the Borough of Camden have training and employment opportunities in accordance with policies C1, C2, E1 and E2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The permission is to change the use class of floorspace within the consented Greenwood Centre for Independent Living (application ref: 2013/5947/P dated 18/06/2014) from community floorspace (D1) to flexible community/office floorspace (D1/B1). The Centre is due for completion in Autumn 2018 and will provide a dedicated, high quality location for several Camden adult social care services. It is part of a strategy, approved by Camden's Cabinet, to address the declining quality of the Council's buildings and reducing usage of the services, and to consolidate previous facilities within Raglan House, New Shoots, Highgate Day Centre and the previous Greenwood Centre.

Since consent was granted for the Greenwood Centre for Independent Living (CIL) in 2014, the Council's strategy in providing adult social care services within the Borough has changed significantly:

- Mental Health day services, currently provided within Highgate Day Centre, will be relocated to the CIL. However, the manner of provision has evolved with the Council now preferring Mental Health day services to share facilities with other social care users. This change of approach means that less floorspace is required.

- Learning Disabilities day services, previously provided by New Shoots, will continue at the completed CIL. Since the introduction of personal payments under the Care Acts of 2014 and 2016, attendance figures for learning disability day services have shown a sustained decline in user numbers. Users will attend the CIL on a sessional rather than a daily basis, meaning that there will be less dedicated floorspace required.

- Profound and Multiple Learning Disabilities day services will continue to be run from the CIL, however the introduction of personal payments has meant a sustained decline in people using these day services. This means that provision of a more flexible space that can be easily adapted to the requirements of users (through the use of room dividers, for example), will better meet the needs of these services.

- Dementia day services were previously being relocated from Raglan House. These will instead be provided at the replacement Kingsgate Centre alongside other Camden dementia services.

- Several services previously provided at the former Greenwood Centre that were proposed to be included within the CIL have been relocated elsewhere in the Borough as part of the redevelopment process. Camden People First has been relocated to 215 Eversholt Street; Choices has been relocated to Unit 23, 43 Carol Street; Camden Society are located at 60 Holmes Road and now do not require space within the CIL; Mail-Out, a further service provided as part of the previous Greenwood Centre, is located within the adjacent Deane House and will remain in this location.

The above has led to less floorspace within the CIL being dedicated to each user group and a greater efficiency of both facilities and floorspace. This consolidation of community floorspace has led to a surplus of 532sqm floorspace no longer required to meet the adult social care requirements of the Council. To find the best solution for this additional space, the Council discussed extensively with key stakeholders, including current service users, prospective providers for the CIL, and other local organisations. There is already significant community space available for hire in the CIL, including high quality meeting rooms and event spaces. This means that the provision of further community space might not be viable. The proposal is therefore for a flexible use that would allow sympathetic businesses to lease office (B1) space within the Centre. Any commercial tenant would be required to provide opportunities for the services and users of the Greenwood CIL as part of their tenancy, such as employment. This would be secured via planning condition.

- 2 Due to the above, the proposed office space would continue to provide a community benefit for the users of the Centre while helping the Council achieve its economic objectives regarding the provision of employment floorspace. Furthermore, the additional income generated from the commercial space would allow Camden to offer subsidised rental rates to local community groups wishing to use the spaces and facilities within the Greenwood CIL. This would increase the accessibility of the new facility. Any permission would also be flexible, meaning that Camden would retain options for the future use of the CIL, should demand for community (D1) uses/services increase over the next ten years.

Policy C2 resists the loss of D1 space unless proposals meet one of following tests: either (i) a replacement facility is provided that meets the needs of the local population or users, or (ii) the existing premises are no longer required or viable in their existing use and there are no other alternative community uses capable of meeting local needs. The proposed development would provide the same level of service and care as per the original permission and alternative uses are being provided where relevant. Further to this, the proposal would maintain some community benefits as well as economic benefits in accordance with policies E1 (Economic development) and E2 (Employment premises and sites), which encourage economic growth and the provision of employment premises.

No external changes are proposed, meaning the character and appearance of the building and surrounding area would be as previously approved. Due to the nature of the proposal it is unlikely any undue harm would resulting to surrounding occupiers of uses.

The change of use would have implications on cycle parking. Based on the information provided, the cycle parking requirements would be as follows (as per table 6.3 of the London Plan): Community use - 4 long stay spaces and 7 short stay spaces and office use - 6 long stay spaces and 1 short stay space. The proposals would provide 8 long stay spaces within store 1 and 7 long stay spaces in store 2 in separate dedicated areas for the uses. Two short stay spaces for visitors are proposed in store 3. This falls short of the minimum requirement (8 spaces); however, colleagues in Transport Services accept it would be difficult to provide any additional spaces within the property. The Council is undertaking highways works on Greenwood Place, utilising funds from the original permission under 2013/5947/P dated 18/06/2014, and will look at providing 3 cycle parking stands (6 visitor spaces) in the public realm adjacent to the property.

The site's planning and appeal history has been taken into account when coming to this decision. No comments have been received through the consultation process.

The proposed development is in general accordance with policies G1, C1, C2, E1, E2, A1, D1, T1 and DM1. It also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and

emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

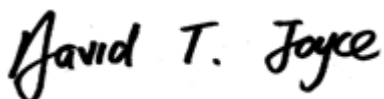
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 6 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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