

Application ref: 2019/0525/P
Contact: John Diver
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Date: 18 April 2019

Development Management
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Randall Shaw Billingham
54 Harcombe Road
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Brierfield Community Rooms
Three Fields Estate
Arlington Road
London
NW1 7LG

Proposal:

External alterations and refurbishments to community hall at lower ground floor (Use Class D2) including installation of new bi-fold and entrance doors; infilling of former door openings; replacement of windows; removal of existing external ramp and replacement with platform lift and modification of existing railings to form wider gate.

Drawing Nos: (Prefix: 254/): 110 Rev B, 111 Rev B, 112 Rev B, 113 Rev B, 114;
Brierfield Community Hall Design and Access statement; Optimum 300 platform lift data sheet

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 [and D2 if in CA] 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: (Prefix: 254/): 110 Rev B, 111 Rev B, 112 Rev B, 113 Rev B, 114; Brierfield Community Hall Design and Access statement; Optimum 300 platform lift data sheet

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

Informative(s):

- 1 Reason for granting permission-

At present, the existing space has become disused owing to its poor quality of internal finishings, dilapidated doors and windows and dangerous wheelchair access. The proposed refurbishment of the space and introduction of step-free access would therefore allow for the space to be brought back in to use for the community and would greatly improve its accessibility. The works are therefore welcomed.

Following the submission of revisions, the design of new openings, doors and windows would be built with matching materials and would remain sensitive to the host building / estate. Works to the existing gate would be limited to the creation of a new gate within the existing fence and so would not have any greater visual impact than the existing means of enclosure. The new wheelchair lift would be suitably placed so as to avoid any significant visual impact. Overall the works are considered to preserve and enhance the character of the conservation area.

The works would not result in any detrimental loss of amenity to any adjoining neighbour. Similar, the works would not result in any increased highway impacts. One comment was received following a process of public consultation and was duly considered when forming this decision. The site's planning history was also 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.

As such, the proposal is in general accordance with policies D1, D2, A1, A4, C2, C5, C6 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National

Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer