

Application ref: 2019/1125/P
Contact: Josh Lawlor
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Date: 18 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
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William Martin Property Consultants
32 Threadneedle Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Parliament Hill Fields Lido
Highgate
London
NW5 1LT

Proposal:

Installation of full height metal gates & turnstile to main entrance, new full height turnstiles to changing rooms at either end on the building with internal shutters at two new exit points, new stairs, rendered wall, handrails and associated signage.

Drawing Nos: Site Location Plan 1-2500, Design and Access and Heritage Statement by William Martin, WM-JT-01_101, WM-JT-01_102, WM-JT-01_103, WM-JT-01_104, WM-JT-01_104,

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 policies D1 and D2 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- Site Location Plan 1-2500, Design and Access and Heritage Statement by William Martin, WM-JT-01_101, WM-JT-01_102, WM-JT-01_103, WM-JT-01_104, WM-JT-01_104

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The access to the Lido is controlled from one main entrance through the main central reception/ticket office via a turnstile, with the exit to one side via an exit gate. The Lido is in high demand during the summer months and regularly has to be closed to large queues after reaching capacity which has become a challenge for staff. The main entrance currently has a turnstile access with half-height access gate to one side, and a single full height access gate. The proposal seeks to use the central access purely for entrance purposes. The central access would have a single full height, self-closing access door adjacent to a full height turnstile. A second external access door would also be positioned just inside.

The full size entry gates will enable fair access for all, and the main entrance will continue to be used as an exit for wheelchair users in accordance with policy C6.

The proposal also seeks to reopen the side access doors as exits from both changing areas. Full height turnstiles and new stairs would be installed either side with roller shutters installed internally. All work would have matching materials although a condition is attached to require details of the shutters to be submitted.

Overall the alterations are relatively small scale and discreet and would not seriously harm the special interest and appearance of the listed building nor the character of the surrounding area. Any harm caused is considered to be 'less than substantial' and is outweighed by the public benefits of the proposal.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal will not cause any adverse impacts on the amenity of any adjoining premises.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer