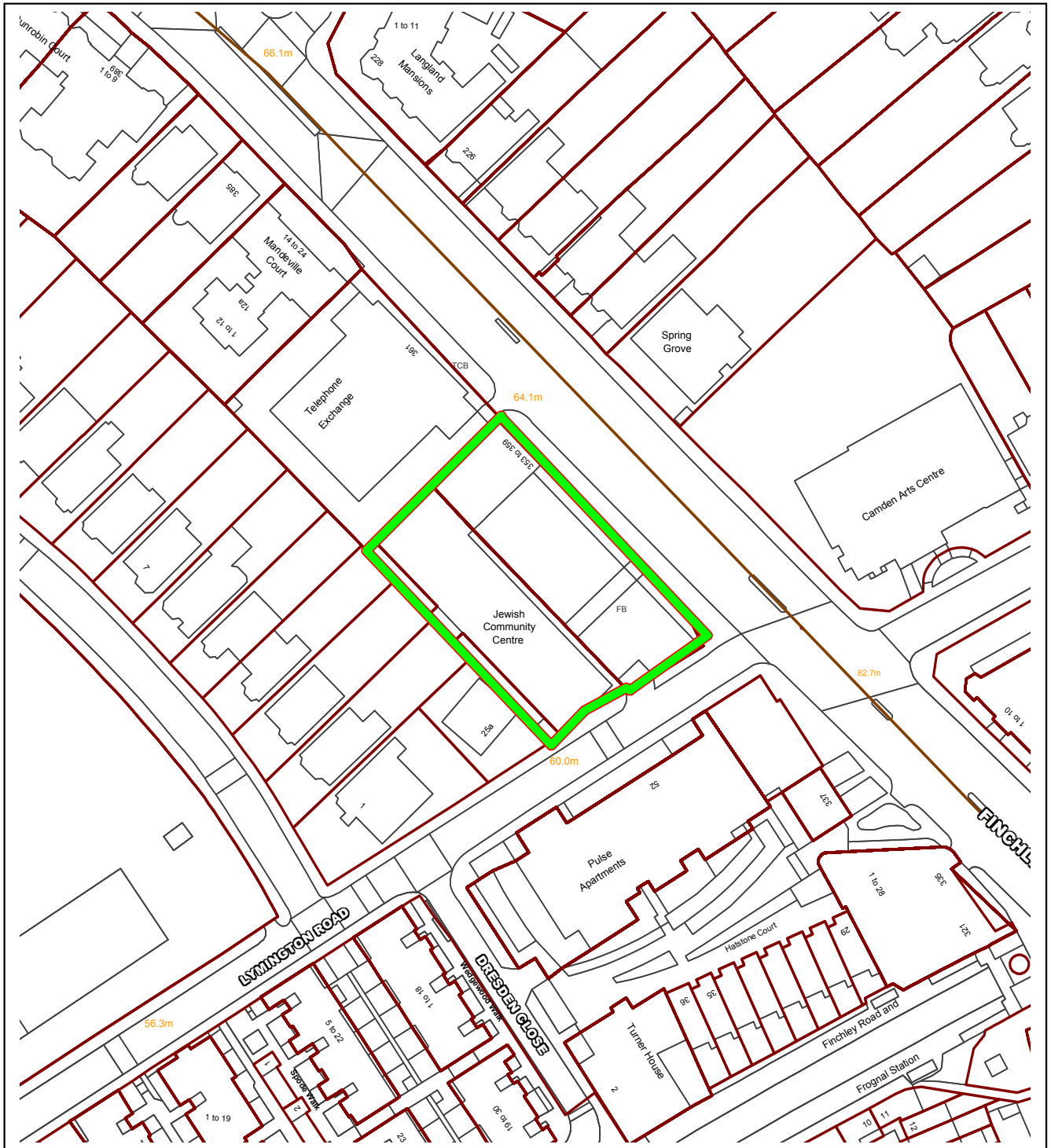


Jewish Community Centre, 341-351 Finchley Road, NW3 6ET (2018/6350/P)



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Jewish Community Centre, 341-351 Finchley Road, NW3 6ET (2018/6350/P)



Photo 1 (above): Ariel photo of the application site



Photo 2 (above): View of application site from Finchley Road



Photo 3 (above): View of neighbouring flats at the Pulse Apartments, 52 Lymington Road



Photo 4 (above): View of the piazza from the entrance bridge within the site looking northwest towards Finchley Road



Photo 5 (above): View of the piazza at lower ground floor level looking northwest towards Finchley Road



Photo 6 (above): View of the existing bike stands at lower ground floor level with the existing car parking area behind

Delegated Report		Analysis sheet	Expiry Date:	15/02/2019
(Members Briefing)		N/A / attached	Consultation Expiry Date:	18/02/2019
Officer			Application Number(s)	
Elaine Quigley			2018/6350/P	
Application Address			Drawing Numbers	
Jewish Community Centre 341-351 Finchley Road London NW3 6ET			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a metal framed piazza canopy structure at the lower ground floor of the community centre (Class D1 use).				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	05	No. of objections	05
			No. Electronic	05		
Summary of consultation responses:	<p>Multiple site notices were displayed near the site on Finchley Road, Lymington Road and Alvanley Gardens from 25/01/2019 to 18/02/2019.</p> <p>5 consultation responses have been received from neighbouring occupiers at Flats 3.7, 3.12, 4.1, 6.1 Pulse Apartments, 52 Lymington Road, and 4 Alvanley Gardens raising the following concerns:</p> <p><u>No consultation</u></p> <ul style="list-style-type: none"> • The Council nor JW3 have had the courtesy to consult or inform neighbouring residents about the plans in advance <p style="padding-left: 40px;">Officer comment: Please refer to Consultation section 3 of the report below</p> <p><u>Design</u></p> <ul style="list-style-type: none"> • Although the structure will have little visual impact on passers-by they will, compared to the open piazza, be pretty unattractive structure to look down on <p style="padding-left: 40px;">Officer comment: Please refer to Design section 4 of the report below</p> <p><u>Noise</u></p> <ul style="list-style-type: none"> • Significantly increased noise levels and activity due to inevitable rise in the number of functions that will result from the proposal • Flimsy nature of the extension suggests that noise will easily escape and no-one seems to be on site to effectively control such neighbourly disturbances • The plans will negatively impact on the rights of my tenant to the quiet enjoyment of the apartment • The canopy will allow for more functions to be held in the space and there is concern about the noise levels particularly in the evenings and at night • The structure has been designed without any regard to minimising noise levels from these events in what is a residential area <p style="padding-left: 40px;">Officer comment: Please refer to Amenity section 5 of the report below</p> <p><u>Traffic generation</u></p> <ul style="list-style-type: none"> • Current events at the Piazza (The Beach and the Ice Rink) increases significantly parking along Finchley Road, Lymington Road and Alvanley Road. Significant increase in traffic in the area is both disruptive and noisy • Original planning permission for the development was with no space 					

	<p>for car parking due to the expectation that most visitors would travel to JW3 by public transport. This is clearly not the case for the vast majority of visitors as is very evident whenever there are evening and weekend functions on at the venue</p> <ul style="list-style-type: none">• Increased parking on Alvanley Gardens with associated night time noise as visitors leave JW3• Alvanley Gardens is already heavily parked by JW3 visitors which when combined with Cumberland Lawn Tennis Club makes it a mini car park <p>Officer comment: Officer comment: Please refer to Transport section 6 of the report below</p> <p>1 consultation response from a local resident queried how the roller shutters on the side of the structure would work.</p> <p>Officer response: Details of how the roller shutters would work were provided to the local resident by the case officer.</p>
CAAC/Local groups comments:	None received

Site Description

The site is located on the west side of Finchley Road at its junction with Lymington Road. It comprises a 4 storey community centre pavilion building that occupies the rear part of the site with the associated publicly accessible hard landscaped piazza at lower ground floor level fronting Finchley Road. A 9 storey residential block is located to the northwest of the site and was constructed as part of the redevelopment of the site. Views into the piazza area are restricted from Finchley Road by the 2.4m high glazed screen that extends along the Finchley Road and Lymington Road frontages. Access to the community centre is via a link bridge from Finchley Road over the piazza with vehicular access into the site from Lymington Road.

The immediate area contains mixed commercial and residential uses. To the northwest of the site is the Telephone Exchange (5 storeys) built in the 1930's. To the south is the 6 storey residential development known as the Pulse development that comprises flats on the upper floors and a retail unit on the ground floor fronting Finchley Road. Buildings opposite the site, to the east, include: the Spring Grove Nursing Home; the 1897-built Camden Arts Centre - originally built as a public library, it is a grade II listed building, recently refurbished and now accommodates studios, exhibition spaces and new educational facilities; and Arkwright mansions.

The site is not within a conservation area, but is visible from the Redington-Frognaal Conservation Area to the east. The site is located within Finchley Road/Swiss Cottage Town Centre and falls within the Fortune Green and West Hampstead Neighbourhood Area.

Relevant History

Planning permission was **granted** on 15/09/2009 (ref 2009/2914/P) for the demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1); ancillary car parking and servicing; and associated works including landscaping.

Relevant policies

NPPF 2019

The London Plan 2016 and Draft London Plan 2018

Camden Local Plan 2017

Protecting amenity

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

Design and heritage

D1 Design

Transport

T1 Prioritising walking, cycling and public transport

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2 (Design and Character)

Policy 7 (Sustainable transport)

Policy 8 (Cycling)

Policy 11 (Protecting community facilities)

Camden Planning Guidance

Design CPG (2019)
Amenity CPG (2018)
Transport CPG (2019)
Trees CPG (2019)

Assessment

1.0 PROPOSAL

1.1 Permission is sought for the erection of a metal framed piazza canopy structure at the lower ground floor of the community centre (Class D1 use). The structure would measure 4m in height at its highest level fronting Finchley Road and would slope down to 3m in height adjacent to the front elevation of the community centre. It would measure 11m (length) by 21m (width) and would be set away from the front of the community centre by approximately 3m and the pedestrian entrance bridge by 1.6m. The structure would include 4 benches to provide an informal seating area but also provides a technical function to give support to the structure.

1.2 The contemporary pergola frame structure would include automated retractable, flexible canopy and side panels to enclose the structure if required. It would be self-supporting on the existing piazza deck and would negate the need to fix the structure to the existing building or the ground.

1.3 The proposal would include the relocation of 4 cycle stands from their existing location within the piazza to the southeastern side of the piazza adjacent to the vehicular access from Lymington Road. This would be covered by a clear canopy structure measuring between 2.1m and 2.3m in height.

Additional information

1.4 During the course of the application revised drawings were received in relation to the following:

- Enlargement of the covered area for the relocated bike stands
- Details of the transparent nature of the material to the automated retractable side panels

2.0 ASSESSMENT

2.1 The principle considerations material to the determination of the application include:

- Consultation (Consultation Section 3)
- Visual impact on the character and appearance of the host building and the surrounding streetscene (Design Section 4)
- Impact on the amenity of neighbouring occupiers (Amenity Section 5)
- Transport and cycling (Transport Section 6)
- Trees (Trees Section 7)

3.0 Consultation

3.1 Some residents have raised concerns about the lack of consultation with local residents about the proposal. From 1st October 2016 the Council no longer send neighbour notification letters about planning applications. Site notices were displayed around the site from 25/01/2019 to 18/02/2019. It is acknowledged that pre-application consultation with local residents regarding proposals is encouraged and this is suggested in supporting paragraph A20 of Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. However due to the scale of the development there is no requirement for the applicant to undertake public consultation as part of the consultation process.

4.0 Design

4.1 Policy D1 (Design) states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable; comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 confirms that extensions and infill development should be in character and proportion with its context and setting, including the relationship to any adjoining properties.

Impact on the building and its setting

4.2 The structure would be situated at lower ground floor level to the front of the site in the existing piazza. The original design concept for the piazza was designed to read and feel as an external room, fully integrated in its language and quality material finish with the main buildings. The proposed metal structure would retain this concept of an external room. It would be set away 3m from the main building to ensure that the strong architectural language of the existing building can still be easily read and appreciated from public views. The alignment of the structural grid follows that of the main building fenestration and would not compete with it. The frame of the structure and its openings references the rhythm and orthogonal nature of the existing building.

4.3 The structure would be constructed from a concrete frame that spans east to west. It maintains the open nature of the piazza due to the lightweight nature of the structure with its open sides and retractable roof and would be set away from the main building and the existing bridge structure. The external materials that would clad the frame would include glazing metal work in bronze anodised aluminium and screening panels in patinated brass. This matches the finishes of the community centre and the residential building and would ensure that the structure reads as part of the composition of the overall development.

Impact on the surrounding streetscene

4.4 Views of the structure would be limited from Finchley Road due to the sloping nature of the site and from private views from neighbouring residential dwellings to the southeast. It is considered that the proposed structure would not cause a detrimental impact upon the character or appearance of the surrounding streetscene.

5.0 Residential amenity

5.1 Policy A1 (Managing the impact of development) confirms that the Council will not grant permission for development that would result in harm to the quality of life for surrounding occupiers and neighbours. For a development of this kind, the main considerations outlined by this policy would be impacts in terms of privacy, outlook, daylight, and noise disturbance.

Overlooking/ loss of privacy

5.2 Considering the siting of the proposed structure relative to surrounding properties, it is not considered that the works proposed would result in any loss of outlook or natural light to any neighbouring resident occupiers. The outbuilding would similarly not cause a loss of privacy to any adjoining neighbours.

Noise

5.3 The nearest residential properties would be the flats within the 9 storey block located to the west at 355-357 Finchley Road that was constructed as part of the overall development of the site in 2013. The building has a blank eastern side elevation that faces onto the site. As there are no windows on the elevation facing onto the piazza the impact on the residential occupiers in terms of noise

generation would remain the same.

5.4 The flats that are located in Pulse Apartments lie approximately 34m to the southeast of the piazza. Concerns have been raised by residents of the flats about the increase in noise and disturbance during the events that would be carried out within the new structure. The design concept behind the piazza was as a working space envisaged for use for public events including ice skating, markets and exhibitions. Noise from these activities is currently not controlled. The proposal would continue to allow the use of the piazza for these public events. It is acknowledged that the use of the piazza would be intensified as the enclosed nature of the structure would provide greater scope for activities to be carried out at any time of the year. The original permission included a condition to restrict the use of the piazza so that no person should use the piazza between the hours of 2300 and 0730 hours. This condition would also be applied to the new structure to ensure that the hours that the piazza is used continue to be controlled. The structure includes retractable panels in the sides and the roof to allow activities to continue during inclement weather. The panels would help to contain any noise transferring to neighbouring occupiers. Given the location of the structure at lower ground floor level, its separation distance from neighbouring occupiers and the fact that the structure can be enclosed, it is considered that the proposal would not result in additional harmful noise and disturbance than is already experienced by the existing use of the piazza.

6.0 Transport

Pedestrian safety

6.1 The underside of the canopy would be 3.1 metres above courtyard level. This would provide sufficient clearance for pedestrians to walk safely underneath the canopy.

Cycle parking

6.2 The proposal also includes the relocation of 4 existing cycle parking stands. These would be relocated to the southeast area of the existing car park adjacent to the existing vehicular access from Lymington Road. Although the location of the cycle parking in the car park is not ideal it is considered to be the only suitable location for the cycle stands and the risk to cyclists from cars would be likely to be low due to the fact that the vehicular access to the site is controlled by security staff and cars would be travelling at very low speed as they enter the site.

6.3 It is proposed to reuse the existing cycle stands. Although the design of the stands would not be Sheffield stands the frame and both wheels of the bike could be locked to the stand. The bicycle area would also be covered by a canopy. The size of the canopy has been revised to ensure that the bicycles are fully covered. The Transport Officer has reviewed the proposal and raises no objections to the relocated cycle stands. A condition would be attached to ensure the provision of the 4 cycle stands within the enclosed bike shelter.

Car parking

6.4 The proposal would not alter the existing car parking provision within the site. Concerns have been raised by local residents about parking issues created by visitors to the community centre within the surrounding streets. Given that there is no change of use or significant uplift in floorspace associated with the proposal no further parking controls can be placed on visitors travelling to and from the community centre to use the facilities including any future activities provided within the piazza. The surrounding streets of Lymington Road and Alvanley Gardens are within a controlled parking zone (CPZ) where parking restrictions apply.

7.0 Trees

7.1 The proposed structure would be constructed in close proximity to a row of managed trees that have been planted along the northeast boundary of the site at lower ground floor level. In order to ensure that there is no potential for the trees to become damaged during the construction, tree

protection details would be required to be submitted. This would be secured by condition.

8.0 RECOMMENDATION

8.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th May 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/6350/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 8 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

SHH Architects
1 Vencourt Place
Ravenscourt Park
W6 9NU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Jewish Community Centre
341-351 Finchley Road
London
NW3 6ET

DECISION

Proposal: Erection of a metal framed piazza canopy structure at the lower ground floor of the community centre (Class D1 use).

Drawing Nos: (896)001_PL01; 010_PL01; 011_PL01; 020_PL01; 021_PL01; 201_PL01; 202_PL01; 203_PL01; 204_PL01; 205_PL01; 211_PL01; 212_PL01; 213_PL02; 214_PL02; 215_PL02; 301_PL01; 302_PL01; 331_PL02; 400_PL02; 332_PL02; 401_PL01; Design and access statement produced by SHH dated 21st December 2018; Structural appraisal produced by engineers HRW dated 13th December 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 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

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

(896)001_PL01; 010_PL01; 011_PL01; 020_PL01; 021_PL01; 201_PL01; 202_PL01; 203_PL01; 204_PL01; 205_PL01; 211_PL01; 212_PL01; 213_PL02; 214_PL02; 215_PL02; 301_PL01; 302_PL01; 331_PL02; 400_PL02; 332_PL02; 401_PL01; Design and access statement produced by SHH dated 21st December 2018; Structural appraisal produced by engineers HRW dated 13th December 2018.

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

- 4 No persons shall use the piazza structure hereby approved between 2300 and 0730 hours the next day.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, the secure and covered cycle storage area for 4 cycles 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 and Policy 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

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 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).
- 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

Director of Regeneration and Planning