

Application ref: 2019/2794/P
Contact: Mark Chan
Tel: 020 7974
Date: 25 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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Square Feet Architects
95 Bell Street
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NW1 6TL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Castlehaven Community Association
23 Castlehaven Road
London
NW1 8RU

Proposal: Re-positioning of entrance door and addition of windows on ground and first floor to community centre (Class D1).

Drawing Nos: Design and Access Statement, 1828_P_01 Rev C, 1828_P_02, 1828_P_03, 1828_P_04, 1828_P_05, 1828_P_09, 1828_S_01 Rev A, 1828_S_02, 1828_S_03 and 1828_S_04

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:

Drawing Nos: Design and Access Statement, 1828_P_01 Rev C, 1828_P_02, 1828_P_03, 1828_P_04, 1828_P_05, 1828_P_09, 1828_S_01 Rev A, 1828_S_02, 1828_S_03 and 1828_S_04 (Last received 22/07/2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application property is a two-storey building used by the Castlehaven Community Association as a community centre. It is on the corner of Castlehaven Road and Hawley Road and adjacent to an elevated railway line. It is not within a Conservation Area nor contains or in the vicinity of a Listed Building. The proposal includes the reposition of the entrance door and installing new windows in place of the existing entrance door and the north-eastern corner of the building on first floor.

The existing entrance door will be modified into a window with the sill level raised while the existing windows at the new entrance position will be removed and the sill would be lowered and new glazed doors would be fitted. The new entrance door will open inwards and all new windows and doors would have matching Aluminium frames, powder coated to match the colour of the existing and the raised sill would be finished in matching render. The proposed alterations are sympathetic to the age and character of the host building and would fit within the established form of development and the materials would also complement the building. Whilst the proposal would be visible from the public realm, it is considered to be acceptable and would not cause undue harm to the character and appearance of the host building.

Whilst the access route to and from the host building is altered, it is considered acceptable. The new access would face a public open space on the northern elevation of the building whereas the original access faces a narrow pedestrian footpath along Castlehaven Road. Given that many children and elderly people will be using the community centre, the alterations would allow the centre to be more safe and accessible. The Council's Access team and Transport team were consulted and do not object to the proposal.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of

visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 2 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).
- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer