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## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

## **SITE AT 154-158 WEEDINGTON ROAD, LONDON NW5 4NU**

### **PLANNING APPLICATION BY**

### **KENTISH TOWN BAITUL MOSQUE CHARITY**

### **PLANNING STATEMENT**

## **1. INTRODUCTION**

- 1.1 This Planning Statement accompanies the planning application by Kentish Town Baitul Aman Mosque Charity for the expansion of the current premises. The proposals are for change of use at 154 Weedington Road, London, NW5 4NU from use class A1 to use class D1 and alterations and refurbishment of 154,156 & 158 Weedington Road to comprise, reception, office, informal meeting room, kitchen, shower room, male and female toilets and ablution areas, Imam's room and male and female prayer hall.
- 1.2 Kentish Town Aman Baitul Mosque first opened in 1998 operating out of 158 Weedington Road. In 2009 planning permission was granted for the extension of the Mosque into 156 Weedington Road.
- 1.3 This statement should be read in conjunction with the existing and proposed layout drawings.

## **2. THE APPLICATION SITE AND SURROUNDINGS**

[Kentish Town Baitul Aman Mosque 154-158 Weedington Road London NW5 4NU](#)

- 2.1 The application site is located in Weedington Road which runs south east off Queens Crescent. The site is occupied by a four storey property, 154 is a convenience store at ground floor and 156 & 158 are the existing Kentish Town Aman Baitul Mosque at ground floor. This planning application concerns the convenience store and Kentish Town Baitul Aman Mosque which occupy the ground floors. The upper floors of the building are flats in residential use.
- 2.2 The existing use features an A1 shop at 154 Weedington Road and D1 Mosque occupying 156 & 158 Weedington Road. The existing use of the shop operates 7 days a week with opening hours of 9am to 6pm on Mondays to Saturdays, and 10am to 7pm on Sundays and Bank Holidays. The Mosque operates at varying times between 4am and 11pm during the course of the year in accordance with its planning consent 2009/0927/P.
- 2.3 The application site and immediate surrounding areas are referred to extensively in the Public Consultation on Regeneration of Gospel Oak (an independent analysis carried out by London Borough of Camden in 2016) and Gospel Oak is a designated Community Investment Program Regeneration Area.

### 3. RELEVANT PLANNING HISTORY

#### ***158 Weedington Road***

<u>9101292</u>	154-158 Weedington Road NW5	Change of use of ground floor from retail to snooker club as shown on drawing no. 1333.S1.	FINAL DECISION	22-11- 1991	Grant Full or Outline Perm. with Condit.
<u>8802061</u>	154-158 Weedington Road NW5	Change of use of the ground-floor from retail to general business use (Class B1) *(plans submitted).	FINAL DECISION	15-02- 1988	Withdrawn after Reg'n (not used on PACIS
<u>8700617</u>	154 Weedington Road NW5	Change of use of the first and second-floors from offices to a three-bedroom self contained flat on the first-floor and two one-bedroom self-contained flats on the second-floor; the erection of a roof extension at third-floor level for use as two self-contained studio flats the provision of roof terraces at first and third -floor levels and external alterations including alterations to the existing first-floor rear extension the erection of a rear extension at second-floor level and alterations to the front and rear elevations as shown on drawing nos.337/109 110 111 112 113 114 115 211 212 213 214 215 216 and 217.	FINAL DECISION	19-03- 1987	Grant Full or Outline Perm. with Condit.

## 156 Weedington Road

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2009/0927/P	156 Weedington Road London NW5 4NU	Change of use from restaurant (Class A3) to prayer hall (Class D1) at ground floor level (as an extension to the existing prayer hall at No. 158 Weedington Road).	FINAL DECISION	15-05-2009	Granted
9500014	156 Weedington Road NW5	Change of use of the ground floor premises from Class A1 retail to Class A3 restaurant including the installation of a ventilation duct and a shopfront as shown on drawing nos. 9644/01 and 02.	APPEAL DECIDED	03-01-1995	Refuse Full or Outline Permission
8601904	156-158 Weedington Road NW5	Change of use of the first and second-floors from storage to a three-bedroom self-contained flat on the first-floor and two-one bedroom self-contained flats on the second-floor; and external alterations incorporating the erection of a roof extension at third-floor level for use as two self-contained studio flats the construction of a two-storey rear extension at first and second-floor levels and alterations to the front elevation as shown on drawing nos.337/109-115 inclusive 201 202B 203A 204A 205A 206A 207A and 2-unnumbered and as revised on 29th December 1986.	FINAL DECISION	06-10-1986	Grant Full or Outline Perm. with Condit.

## 158 Weedington Road

Application Number	Site Address	Development Description	Status	Date Registered	Decision
PEX0100593	158 WEEDINGTON ROAD LONDON NW5 4NU	Continued use of the ground floor as a mosque within Class D1.	FINAL DECISION	18-07-2001	Grant Full Planning Permission (conds)
PEX0000194	158 WEEDINGTON ROAD LONDON NW5	Use of the ground floor as a mosque within Class D1. As shown on drawing numbers: 00/WD/02 and drawings numbered No.4, 5, and No.6.	FINAL DECISION	02-05-2000	Grant Full Planning Permission (conds)
PE9700977	158 Weedington Road, NW5	Change of use of ground floor from retail (A1) to community centre (D1) and provision of emergency access door in the rear elevation, as shown on unnumbered plans indicating existing and proposed elevations and floor plans.	FINAL DECISION	13-01-1998	Grant Full Planning Permission (conds)
9101292	154-158 Weedington Road NW5	Change of use of ground floor from retail to snooker club as shown on drawing no. 1333.S1.	FINAL DECISION	22-11-1991	Grant Full or Outline Perm. with Condit.
8802061	154-158 Weedington Road NW5	Change of use of the ground-floor from retail to general business use (Class B1) *(plans submitted).	FINAL DECISION	15-02-1988	Withdrawn after Reg'n (not used on PACIS)
8601904	156-158 Weedington Road NW5	Change of use of the first and second-floors from storage to a three-bedroom self-contained flat on the first-floor and two-one bedroom self-contained flats on the second-floor; and external alterations incorporating the erection of a roof extension at third-floor level for use as two self-contained studio flats the construction of a two-storey rear extension at first and second-floor levels and alterations to the front elevation as shown on drawing nos.337/109-115 inclusive 201 202B 203A 204A 205A 206A 207A and 2-unnumbered and as revised on 29th December 1986.	FINAL DECISION	06-10-1986	Grant Full or Outline Perm. with Condit.

#### **4. THE APPLICATION PROPOSAL**

- 4.1 The application scheme proposes the change of use of the existing ground floor A1 shop to D1 use. The change of use would involve internal changes as indicated on the drawings, specifically the opening up of the dividing wall between 154 & 156 Weedington Road. The existing mosque and 154 Weedington Road are to be re modelled and refurbished internally with alterations to the front and rear elevations at ground floor to provide the community with a building designed to serve them for many years to come. The existing air conditioning units to the rear elevation are to be retained but relocate on the same elevation.

#### **5. PLANNING POLICY CONTEXT**

##### ***The National Planning Policy Framework (NPPF)***

- 5.1 The NPPF lays down a series of core planning principles which should underpin the planning system. One of the principles is that planning “should deliver sufficient community and cultural facilities and services to meet local needs.” The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.
- 5.2 The NPPF requires planning decisions for social and cultural facilities to take account of an integrated approach & to consider the location of housing, economic uses, and community facilities and services. It also mentions that planning policies and decisions should plan positively for the provision and use of community facilities (such as meeting places, cultural buildings and places of worship) and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services.
- 5.3 According to the NPPF, Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

##### **5.4 *The London Plan***

POLICY 3.1  
ENSURING EQUAL LIFE CHANCES FOR ALL

###### **Strategic**

The Mayor is committed to ensuring equal life chances for all Londoners. Meeting the needs and expanding opportunities for all Londoners – and where appropriate, addressing the barriers to meeting the needs of particular groups and communities – is key to tackling the huge issue of inequality across London.

###### **Planning decisions**

Development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities. Proposals involving loss of these facilities without adequate justification or provision for replacement should be resisted.

##### **5.5 *Camden Local Plan***

## **Community health and welfare**

### *Faith facilities*

- 4.38 *Camden has many meeting places, Churches, Synagogues, Community facilities and Islamic prayer centres that cater for a range of faiths and beliefs. It is expected that further provision will be required to meet the needs of faith communities during the Plan period. The main sources of demand arise from the inadequate size of Islamic prayer spaces in the borough and the growth in forms of evangelical Christianity.*
- 4.39 *The Council welcomes investment by faith communities to develop new space to meet or worship, subject to other policies in the Local Plan. The Council will also encourage faith communities to consider sharing facilities where one community has spare capacity and another has a need for space. Where new spaces are provided, the Council will expect applicants to submit an Equality Impact Assessment examining the balance between maintaining Camden's unique diversity and community cohesion.*

## **5.6 CAMDEN PLANNING GUIDANCE**

### **Community uses, Leisure facilities and pubs**

#### Provision of faith facilities

- 2.15 It is evident from the Council's Infrastructure Study (updated in 2015 as part of the Camden Local Plan Evidence Base) that there is an unmet need for faith facilities in the Borough and the condition of some existing buildings is poor while congregations continue to grow. For people of faith or belief, good quality and flexible facilities can confer a sense of belonging and wellbeing and may provide a range of services, Camden Planning Guidance: Community uses, leisure facilities and pubs 9 advocacy and support for their users. The Council welcomes investment by faith communities to develop new space to meet or worship, subject to compliance with relevant planning policies. From a planning perspective, it is important to ensure that where new provision is proposed, the scale and impact of the scheme is appropriate in the context of the surrounding area. A particularly important consideration for the Council will be to assess the likely intensity of use, how far people need to travel to access the facility and its hours of operation. The Council will expect applicants to submit information setting out the frequency of key activities and likely levels of attendance.
- 2.16 The Council has developed in conjunction with Camden's citizens, partners, businesses and staff "Our Camden Plan (2018-2022)". This states the importance of Camden being a cohesive and integrated borough "where different communities have opportunities to come together and celebrate diversity and shared values". The Council will therefore seek proposals which provide shared facilities for people of different faiths and beliefs and which provide opportunities for day-to-day users of the faith facility to come together with the wider community, acknowledging their common values. The Camden 2025 Vision identifies the importance of buildings and development in the Borough being open and accessible for everyone. Policy C2 of the adopted Camden Local Plan similarly stresses the need to achieve the efficient use of community facilities and multi-functional community

facilities capable of providing a range of services to the community from a single location. To ensure that the transport and amenity impacts of new floor space is minimised, the Council would normally expect such provision to be close or accessible to the community it is intended to serve. The Council will expect developments likely to attract large numbers of people to be located on sites in town centres.

### **Town Centres and Retail**

#### *How to calculate frontages*

- 1.9 *A frontage will start at a road junction or where there are ground floor residential uses in the run, at the beginning of the first two consecutive non-residential uses at ground floor level. Frontages may continue around corners, or across entrances to premises above or rear and may include isolated ground floor residential uses, but are always ended at roadways that interrupt the run of premises.*

## **6. OTHER CONSIDERATIONS (see Appendix A)**

### INDEPENDENT ANALYSIS

Public Consultation on Regeneration of Gospel Oak  
Prepared for: Richard Crutchley, Camden Council  
Prepared by: Matthew Scott & Rory Miller, TONIC  
Date: 18/05/16

*"8.1 Larger Mosque As mentioned in answers to Questions 1, 3 and 8, a large number of responses (385 individual responses in total mentioned this across these three questions) raised the desire to see an expanded Muslim prayer space and education centre. Respondent's comments on this topic were often expressed briefly but, following a meeting during the consultation period, a detailed response was provided by the Baitul Aman Mosque committee, which outlined their reasons for seeking larger premises. In summary:*

*The current worship space has room for around 200 people, which is not large enough to accommodate everyone who wishes to pray in congregation. The current worship centre only provides space for men to pray. The Mosque also runs a school at weekends that has a waiting list. The committee would like to clear the waiting list and extend the reach of the school. There is openness to the idea of a shared multi-faith premises, with certain provisos"*

## **7. PLANNING CONSIDERATIONS**

### ***Land-use principles***

- 7.1 In the context of this planning application, the overarching objective of policies is to provide further provision to meet the needs of faith communities during the plan period. The main sources of demand arise from the inadequate size of Islamic prayer spaces in the borough and the growth in forms of evangelical Christianity.
- 7.2 Camden planning Guidance states that:  
*"A frontage will start at a road junction or where there are ground floor residential uses in the run, at the beginning of the first two consecutive non-residential uses at ground floor level".*

7.3 The application site lies to the South East of Queens Crescent and comprises a late Victorian terrace with 3 shop fronts and an entrance to the flats above which are set over a further 2 floors with additional mansard roof extension. It is our view that this building historically was fully residential, most likely comprising 4 houses with an original appearance that would have been similar to 160 Weedington Road. The ground floor premises have undergone unsympathetic extensive remodelling over the years and are in need of sympathetic planning, modernisation and refurbishment.



**158**

**156**

**154**

**FRONT ELEVATION**



**WEEDINGTON ROAD LOOKING SOUTH EAST**

- 7.4 The existing Mosque is seen on the left in the photo above with the shop indicated by the green awning. The use of each unit within this street frontage is shown in the table below.

East side of Weedington Road

140	Residential use
144	Residential use
144	Retail A1 use
154	Retail A1 Use
156	Existing Mosque
158	Existing Mosque
160	Residential use

West side of Weedington Road

100A	Residential use
129A	Office use
129	Residential Use
121 – 128	Residential use



**WEEDINGTON ROAD LOOKING NORTH WEST**

7.5 In the applicant's view, the proposed change of use and refurbishment of 154-158 Weedington Road would not harm the character, function, vitality and viability of Gospel Oak for the following reasons:-

1. The loss of the A1 shop is not considered a material loss of amenity in this case. The site is 30m from Queens Crescent where there are 7 similar convenience shops within 100m further, Queens Crescent is well served by a number of shops and facilities providing for local needs as listed below.

**North side, east to west**

- 201 Prestige dry cleaners
- 191 Queens Crescent internet cafe
- 189 Alidinas convenience store
- 177 Delichio cafe / diner
- 167 Camden fish bar convenience store
- 165 Library
- 163 Banadir Gate convenience store
- 161 Bawabat Hadramount convenience store
- 157 William Hill bookmakers
- 151 Super Choice convenience store
- 149 Magic hair salon
- 147 Davids newsagent
- 145 T Green off licence
- 143 Blue sea fish and chips
- 141 Sams chicken
- 139 Post office / Vape shop
- 135 Nisa local convenience store
- 131 Pharmacy
- 129 RI Tech internet cafe

**South side, west to east**

- Sir Robert Peel Pub
- 58 Queens Crescent eye care
- 60 Q C household toiletries gifts toys tools
- 68 Divine hair and beauty
- 70 Franks Grocery / snack bar
- 72 Dylans bakery / sandwich bar
- 74 Al Safa travel agent
- 76 GP practice
- 78 Taza bazaar meat fish poultry veg
- 80 Al Madina supermarket
- 82 RIA money transfer and mini market
- 90 Sub cafe
- 92 Great Wall Chinese food
- 94 Tiba food stall
- 96 Cafe
- 98 Flavas chicken
- 100 Al Habiib food centre
- 102 Phone repairs
- 104 Gents hairdresser / budget beers.

2. It is not considered that 154 meets the criteria for a frontage as it is the only shop front in Weedington Road. The small unit at 144 is an infill and not considered to be a shop front in this context.
3. The existing Mosque has been operating from the site since 1998.
4. Public consultation has highlighted the requirement for additional facilities and enlarged premises for the Mosque along with the regeneration of Gospel Oak.

5. It should also be noted that the proposed new Mosque will meet the criteria set out in CPG access for all.

It would provide female facilities and prayer hall with disabled access and toilets. The proposal also seeks to utilise solar power, grey water harvesting and low energy lighting technologies.

The refurbishment will not only comply with the relevant current Approved Documents but seek to exceed the requirements for:

Part A Structure

Part B Fire Safety

Part C Site Preparation & Resistance to Contaminates and Moisture

Part E Resistance to Sound

Part F Ventilation

Part G Sanitation Hot Water Safety & Efficiency

Part H Drainage & Waste Disposal

Part J Combustion Appliances and Fuel Storage Systems

Part K Protection from Falling Collision and Impact

Part L Conservation of Fuel and Power

Part M Access to and Use of Buildings

Part P Electrical Safety

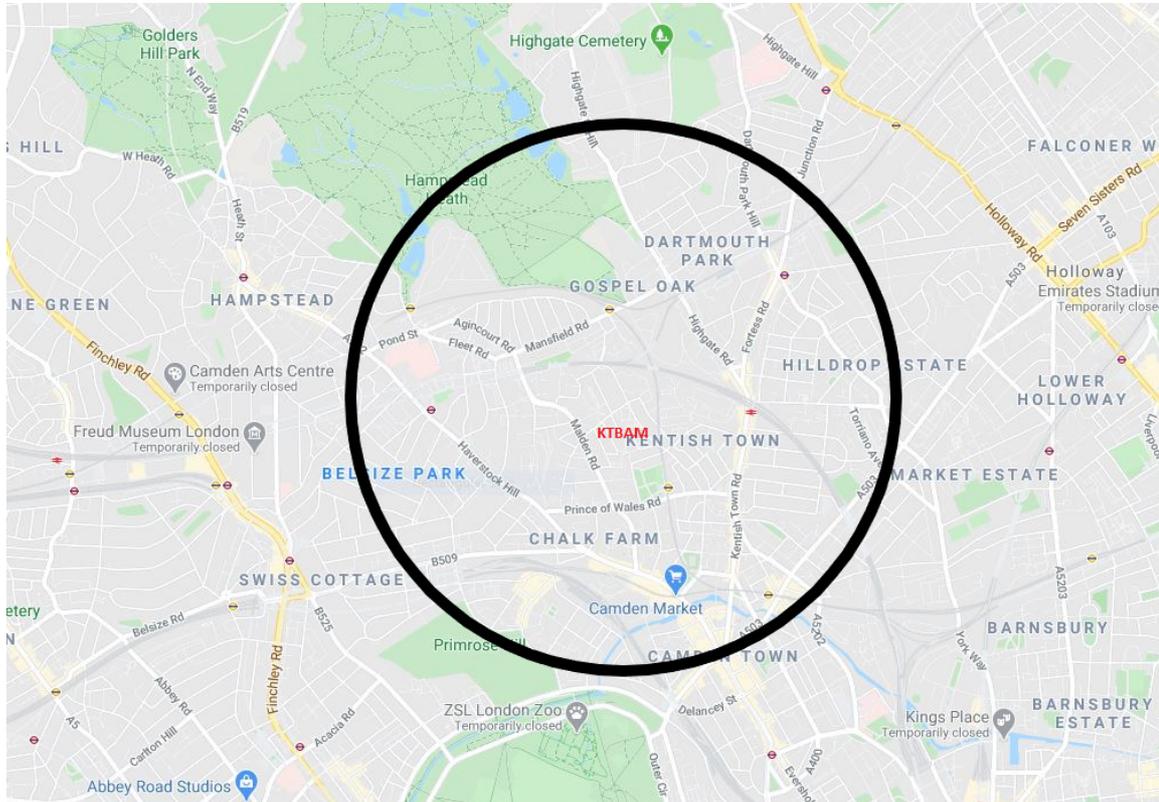
The applicant believes that the proposed change of use to D1 and refurbishment of the facility is worthy of strong support in the context of the various planning guidelines and public consultations for the regeneration of Gospel Oak.

- 7.7 For the above reasons, the applicant submits that the proposed change of use to 154 Weedington Road and the redevelopment of application premises would not cause material harm to the character, function, vitality and viability of Queens Crescent centre, and no conflict would therefore arise within the Camden Local Plan.

## 8. EXISTING USE AND TRAVEL PATTERNS

### Catchment Area

- 8.1 The Mosque serves the local community and this is illustrated on the map below. The majority of Mosque users reside within 2000m of the Site.



MAP INDICATING GENERAL CATCHMENT AREA

### Existing Uses and activities

- 8.2 The Kentish Town Baitul Aman Mosque has provided information on current uses of the Site. The tables provided in this section detail the activities, prayer times and other events which take place at the Mosque and give an indication of the number of people who attend.
- 8.3 When viewing Table 8B it is important to note that prayer times are approximate and are dependent on the movement of the sun. When viewing Table 8C it is important to note that the Muslim calendar follows the progress of the moon exactly. This means that the dates of Muslim festivals may vary continually from year to year.

**Table 8A Mosque Activities/ Classes**

Day	Time	Activities	No. People in Attendance
Monday - Friday	16:30-18:30	1st Madrasah Class	25
	18:30-20:30	2nd Madrasah Class	25
Saturday	09:30-12:30	1st Madrasah Class	80
	15:30-17:30	2nd Madrasah Class	15
Sunday	09:30-12:30	1st Madrasah Class	80
	15:30-17:30	2nd Madrasah Class	20

**Table 8B Prayer Times and Congregation Sizes**

Salah / Worship	Description	Day / Timing (approx.)	No. People in Attendance
Fajr	Pre-dawn	Mon-Sun varies	20 - 30
Zuhr	Midday prayers	Mon-Sun ~13:00hrs	100 - 150
Asr	Late afternoon	Mon-Sun ~18:00-19:00hrs	70 - 100
Magrib	Sunset	Mon-Sun varies	150 - 200
Isha	Post sunset	Mon-Sun varies	80 - 100
Jama'ah	Afternoon	Friday only 13:30hrs (First)	300
		15:45hrs (Second)	300

**Table 8C Other Mosque Events**

Event	Occurrence	Time	No. People in Attendance
Monthly youth program	Mid Month	19.30-21.00	150
Annual graduation	Annually	18.30-20.00	100
Eid Prayers	Annually	08.00, 09.00, 10.00 & 11.00	2000
Adult Learning Program	Weekly	14.00 - 15.00	40
Mosque open day	Annually	11.00 - 18.00	200
Community Iftar	Annually	During sunset	300
Women's learning program	Monthly	16.00 - 1700	50

8.4 In order to assess how people currently travel to and from the Mosque a survey was carried out during the month of May 2020 by way of email, text and telephone. People were asked how they travelled to the mosque and if by car, where they parked. Although the surveys were carried out during the Corona virus lockdown a total of 387 worshipers were contacted with 318 replies and 122 parents of Madrasah students were contacted with 122 responding.

### **Existing Travel Patterns – Jama’ah Prayer**

- 8.6 The travel survey covered the Friday afternoon peak periods (12:45 to 14:15 and 15:15 to 16:10) when 2 Jama’ah prayer congregations attend the Site.
- 8.7 In total the travel characteristic of 318 worshippers were recorded. This amounts to almost all worshippers attending the Mosque for Friday congregational prayers.

**Table 8D Existing Travel Patterns - Friday Congregation Prayers**

Mode	First Friday Congregation No. People	Mode Split	Second Friday Congregation No. People	Mode Split	Both Friday Congregations No. People	Mode Split
Walk	229	80%	26	81%	255	80%
Car (Driver)	8	3%	1	3%	9	3%
Car (Pass)	14	5%	2	6%	16	5%
Cycle	20	7%	1	3%	21	7%
Bus	15	5%	2	6%	17	5%
All	286	100%	32	100%	318	100%

- 8.8 The travel surveys indicate that on average 3% of worshippers arrive by car, with 5% of these as passengers. Walking is the largest modal share with 80% of worshippers choosing to travel to the Site on foot and there were no worshippers recorded to travel to the mosque by train, reflecting the localised catchment area.
- 8.9 The travel survey was also used to determine where worshippers parked. Of the 9 car drivers attending the Friday Jama’ah, 6 parked in residents parking bays with their own permits, 3 cars were parked in pay to park bays. 7 of the drivers combined the journey with shopping in Queens Crescent.

### **Existing Travel Patterns - Madrasah· Classes Saturday (Students & Staff)**

- 8.10 A separate survey was conducted for students and staff to determine how they travel to the Site. The modal count and split of students attending the separate classes is provided in Table 8E along with staff modal split who teach both sets of classes.

Table 8E  
Existing Travel Patterns - Madrasah· Classes (Saturday)

Mode	Students (1 <sup>st</sup> Class)		Students (2 <sup>nd</sup> Class)		Staff	
	No. People	Mode split	No. People	Mode split	No. People	Mode Split
Walk	88	90%	19	79%	5	72%
Car (Driver)	-	-	-	-		%
Car (Pass)	8	8%	3	12.5%		%
Cycle	-	-	-	-	2	28%
Bus	2	2%	2	8.5%		%
Train	-	-	-	-		%
All	98	100%	24	100%	7	100%

- 8.11 24 and 46 bus routes can be accessed from bus stops within 200 metres of the Site. Kentish Town West station is 400 metres away and Gospel oak station and C11 bus stops are 600 metres away.

## **PROPOSED USE AND TRAVEL PATTERNS**

- 8.12 The existing congregation has grown since the mosque first opened in 1998 and the requirement for larger premises has been subject of discussion for several years and highlighted in the Public Consultation on Regeneration of Gospel Oak in 2016. The proposed works will enable the existing worshippers to use a modern purpose built facility that can comfortably accommodate them.
- 8.13 The additional facilities will also provide a classroom and office space, which when not in mosque use will be made available to the Queens Crescent Community Association and The Queens Crescent Market Traders Association for community purposes.
- 8.14 The new mosque will not attract any additional worshippers or students and will continue to function as a local community mosque with the additional space and facilities serving the existing worshippers.
- 8.15 The applicant confirms there will be no additional car journeys created after the redevelopment of the mosque as the

## **Impact on amenity**

- 9.1 The proposed new Kentish Town Baitul Aman Mosque would operate as it has for the past 22 years in accordance with its planning approval and as further described in this document.

The application site includes residential uses (in separate ownership) on the upper floors of the building, and is located at the heart of a Community Investment Program Regeneration Area, an area highlighted for regeneration including modernisation and expanding the existing mosque facilities.

The loss of the A1 shop is not considered to have any impact on local amenity considering the proximity of alternative shops in the immediate vicinity.

The existing Mosque incorporates lawful air conditioning equipment to the rear of the building which would be retained but replaced with more energy efficient and quieter units.

Furthermore, the refurbishment of the ground floor will include replacing and upgrading the levels of Fire protection, Access and Sound insulation to significantly exceed the current Approved Documents. The proposal also seeks to install solar panels, grey water harvesting tanks, low energy lighting along with the active promotion of car free travel for worship.

The refurbishment and enlargement of the existing Mosque would be positive contribution to the local area, community and the regeneration of Gospel Oak

- 9.2 For all these reasons, the proposed change of use and refurbishment of The Kentish Town Baitul Aman Mosque is not considered to give rise to residential amenity concerns, and the applicant believes that the proposal therefore meets the policy expectations in this regard.

## Transport & highway considerations

- 9.3 The application site has a PTAL output of 3 forecast for 2021. In reviewing of the findings of the travel survey (contained within this document) along with the active promotion of car free worship it is not considered that the proposals will have any adverse effect.

## **10. CONCLUSIONS**

- 10.1 The proposed change of use would not harm the character, function, vitality and viability of Gospel Oak and is considered to be a positive contribution to the local community.
- 10.2 The proposal is also supportable in terms of the delivery of sufficient community and cultural facilities to meet local needs.
- 10.3 The proposed change of use would not give rise to any harmful impact on residential amenity or highway safety.
- 10.4 For the above reasons, the application proposal would represent sustainable development which accords with the NPPF, London Plan Policies and Camden Planning Guidance policies.

We look forward to early dialogue with the case officer, and to the favourable determination of this planning application.

**Robert Savage & Associates**  
**June 2020**