

Application ref: 2020/1814/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 9 July 2020

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/planning

Jones Lang LaSalle Limited
30 Warwick Street
London
W1B 5NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Jubilee Waterside Centre
105 Camley Street
London
N1C 4PF

Proposal:

Continued use of Jubilee Waterside Centre for D1 use until 31st August 2024.
Drawing Nos: 275-L-01-G, 275-L-02-G, 275_P_LOC, 275-P-06-B, 275-P-10-B, 275-P-11-B, 275-P-12-B, 275-P-13-B, 275-P-14-B, 275-P-15-B, 275-P-200-A, 275-P-500-A, Transport Statement (Paul Mew Associates) April 2020, Covering Letter (JLL) 24th April 2020, Travel Plan September 2019, Design and Access Statement (AAB) April 2020.

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 shall be carried out in accordance with the following approved plans:

275-L-01-G, 275-L-02-G, 275_P_LOC, 275-P-06-B, 275-P-10-B, 275-P-11-B, 275-P-12-B, 275-P-13-B, 275-P-14-B, 275-P-15-B, 275-P-200-A, 275-P-500-A, Transport Statement (Paul Mew Associates) April 2020, Covering Letter (JLL) 24th April 2020, Travel Plan September 2019, Design and Access Statement

(AAB) April 2020.

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

- 2 The use hereby permitted is for a temporary period only and shall cease on or before 31/08/2024, at which time the premises shall revert to their former lawful use for sports centre facility purposes (Class D2 use).

Reason: In order that the long term use of the site may be properly considered in accordance with policy C3 (Cultural and leisure facilities) of the London Borough of Camden Local Plan.

- 3 This permission is personal to Abacus Primary School and shall enure for the period of their occupation only. On Abacus Primary School vacating the premises the use shall revert to the lawful use for sports centre facility purposes (Class D2 use).

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy C3 (Cultural and leisure facilities) of the London Borough of Camden Local Plan.

- 4 No persons shall use the building after school hours between 1800 hours and 0800 hours the next day Monday to Friday and at no time during week-ends or Bank Holidays.

Reason: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policy A (Managing the impact of development) of the London Borough of Camden Local Plan.

- 5 The development shall be carried out in accordance with the School Development Travel Plan hereby approved unless otherwise agreed in writing with the local planning authority and all reviews shall be submitted for monitoring purposes.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies A1, T1 and T2.

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 Reasons for granting permission

Reason for approval:

Temporary planning permission was first granted on the 26th of August 2016 for the use of the sports centre facility as a Class D1 school. A condition limiting the use of the premises as a school for two years was attached in order that the long term use of the site may be properly considered in accordance with policy DP15 (Protecting existing leisure facilities) of the Camden Development Policies (now superseded by the Camden Local Plan 2017). When this permission expired, Abacus had still not found a permanent home, and permission was granted to extend the use of the premises for another 2 years, until the 21st of August 2020.

The current application seeks to vary the temporary condition, extending the permission for another four years. Abacus Belsize School, which is using the premises, is a one-form entry school. Pupil numbers are 186 and staff numbers are 25, now that the school has reached its full intake. The school will remain one-form entry and therefore these numbers will not increase any further. A second application was submitted and refused for the change of use of the former Hampstead Police Station on Rosslyn Hill (2019/2375/P) to a school. The applicant is now appealing this decision and a public inquiry is set for September 2020. It is clear from the above that Abacus are endeavouring to find a permanent home. The temporary extension of the time period for the use of the Camley Street site is therefore considered acceptable in this instance.

The access of the school is considered poor, however given that this is an extension on a temporary change of use and no physical changes to the design are proposed, there is no real leverage for improving access. There are therefore no objections regarding access.

The Transport Officer has raised no objections, given that the school is existing on site and will remain one-form entry.

No objections were received from neighbouring properties.

No physical alterations are proposed as part of this application and there would therefore be no impact on the conservation area.

The same conditions have been attached as were attached to the previous permission, including personal permission to Abacus School, hours of use and compliance with the submitted Travel Plan.

As such, the proposed amendment is in general accordance with policies C3,

A1, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan.

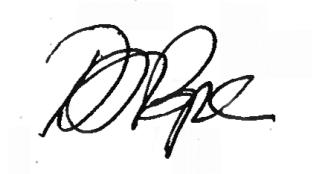
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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', is written over a light blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment