

Project Number 6402

PLANNING STATEMENT

**Proposed Nursery School,
No. 81 Belsize Park Gardens, London for
Care Concern Nurseries Ltd.**



Fig 1: Entrance elevation - view from Belsize Park Gardens looking south west



1.00 Introduction

This Planning Statement has been prepared to confirm the proposed use accords with the Camden Local Plan 2017.

The existing building has D2 gymnasium use and incorporates a crèche facility which had Ofsted approval for 10 infants.

The proposed use is D1 day nursery.

Planning use class D2 allows Permitted Change to D1 nursery use subject to prior approval.

2.00 Policy C2 Community Facilities

This policy states:

“The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.

The Council will:

c. Ensure that facilities provide access to a service on foot and by sustainable modes of travel;

e. Support the investment plans of educational ... bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. In assessing proposals, the Council will also balance the impact the proposals may have on residential amenity and transport infrastructure.”

The proposals accord with these aims.

3.00 Childcare Facilities

Paragraph 4.35 notes:

“There is a wide range of nursery education and childcare options in Camden. These include ... nurseries operated by the independent ... and private sector. Childcare provision is an important means of tackling the Borough’s inequalities as a lack of childcare can prevent our residents from taking up employment opportunities or restrict parents to part-time work close to home.”

The proposals provide the opportunity for flexible childcare provision to support local residents in taking the opportunity for employment and part-time working.

4.00 Policy T2 Parking & Car-Free Development

Policy T2 states:

“The Council will limit the availability of parking and require all new developments in the Borough to be car-free.



We will:

a. *Not issue on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits;*

b. *Limit on site parking to:*

i. *Spaces designated for disabled people where necessary, and/or*

ii. *Essential operational or servicing needs.”*

The proposals accord with this policy, as further evidenced in the Transport Assessment which accompanies the application.

5.00 Policy D1: Design

The proposals accord with the aspirations of this policy for high quality design, and this is described in further detail in the Design & Access Statement and the Conservation Statement which accompanied the application.

6.00 Policy D2 Heritage: Conservation Areas

The proposals accord with the aim of maintaining the character of Camden’s conservation areas, as assessed in greater detail in the Conservation Statement which accompanied the application.

In particular, the proposals address the aspiration of BE19 *“new development should be seen as an opportunity to enhance the Conservation Area”* via the reuse of the building and the improvements to the roofscape (removing redundant and unsightly mechanical plant), the entrance façade and forecourt.

7.00 Summary

The proposals accord with the Local Plan policies and guidance.