

Application ref: 2020/2634/P
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Date: 11 August 2020

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Robert Savage Associates
11 Eton Garages
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NW3 4PE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

154-158

Weedington Road

London

NW5 4NU

Proposal:

Change of use of 154 Weedington Road (class A1) to facilitate expansion of mosque (class D1) and associated elevational alterations and refurbishment of 154,156 & 158 Weedington Road

Drawing Nos: TP01; TP02; TP03; TP04A; TP05C; TP06A; Planning statement (prepared by Robert Savage + Associated Ltd); Design + Access statement

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 The development hereby permitted shall be carried out in accordance with the following approved plans: TP01; TP02; TP03; TP04A; TP05C; TP06A;

Planning statement (prepared by Robert Savage + Associated Ltd); Design + Access statement

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

- 3 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.

- 4 Before the relevant part of the work is begun, details including sections and elevations at 1:10 of all windows (including jambs, head and cill) and external doors to the front elevation, showing stained glass design and any metal work, shall be submitted to and approved in writing by the Local Planning Authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting -

The proposal involves a change of use of the ground floor unit at no. 154 from a convenience store (Class A1) to a mosque (Class D1) to facilitate the expansion of the Kentish Town Baitul Mosque located at no's 156 to 158.

The shop is outside any designated town centre or neighbourhood centre; however, policy TC3 protects shops outside of designated centres unless alternative provision is available within 5-10 minutes walking distance. In this situation, the application site is located around the corner from Queen's Crescent, a designated neighbourhood centre, where there are several other similar convenience stores within a 5 minute walk. As such, the loss in this instance is considered acceptable. Policy C2 recognises there will be increasing demand for faith facilities and welcomes investment by faith communities to develop new space to meet or worship. Whilst this is not a new space, it will nonetheless cater for demand by improving existing facilities, providing a dedicated female entrance and enlarging the prayer hall. The expansion would also allow for the introduction of ancillary uses including meeting rooms and toilets.

The change of use is associated with various design amendments to the front elevation across no's 154-158, including the provision of ornate windows and entrance doors in place of the shopfront and existing windows and door serving the mosque. The new windows would comprise stained glass and metalwork, a

departure from surrounding character but with a clear connection to the use of the building. The principle of the new fenestration is supported but full details will be secured by condition to ensure a high quality finish. It is proposed to remove an incongruous pitched roof canopy between ground and first floors to the front and replace it with a more slender, partial canopy structure. Whilst not a design feature typically supported to the front, the replacement canopy is a substantial improvement on the existing pitched roof and is acceptable on balance. The upper floors in residential use are in a state of disrepair. The application proposes to re-render and paint the entire building which would be a welcome improvement.

To the rear, there would be a rearrangement of the existing windows and doors to provide two fire exit doors and four full height windows consisting of glazed bricks. The rear of the building is accessible via an alleyway off Queen's Crescent so would be visible in occasional public views but the alterations are not considered harmful in the context.

The floorspace uplift is not considered to be so substantial that additional noise from the comings and goings of visitors would result in adverse impacts on the amenity of adjoining residential occupiers. Two air conditioning units to the rear of the building would be retained in their existing position. No planning history has been located for these units but there is historic photographic evidence to suggest they have been in situ for 10 years and are therefore likely to be lawful by virtue of time.

No objections and three letters of support has been received prior to making this decision, including one from the Elaine Grove and Oak Village Residents Association, which acknowledges the need for space by the Mosque and wider community and refers to the good relations between the Mosque and other faiths and organisations in the local area. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1, TC2 and C2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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.
- 3 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).

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.

- 6 The existing air conditioning units on the rear elevation are outside the scope of this planning application and, according to Council planning records, do not benefit from planning permission.

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



Daniel Pope
Director of Economy, Regeneration and Investment