

Application ref: 2020/5328/P
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Date: 7 April 2021

Development Management
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London Borough of Camden
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Firstplan
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**1 - 5 Christopher Place
London
NW1 1JF**

Proposal:

Change of use of existing school building (Use Class F.1) to a flexible use as either a medical facility (Use Class E(e)) or school (Use Class F.1), cycle racks to courtyard area.

Drawing Nos: Site location plan (ref: ES-00-Site_1250);

Block plan (ref: ES-00-Site_500);

Existing plans (refs: EP-00, EP-01, EP-02 & EP-03);

Proposed plans (refs: PP-00, PP-01, PP-02 & PP-03).

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:

Site location plan (ref: ES-00-Site_1250);
Block plan (ref: ES-00-Site_500);
Existing plans (refs: EP-00, EP-01, EP-02 & EP-03);
Proposed plans (refs: PP-00, PP-01, PP-02 & PP-03).

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

- 3 Prior to occupation of the use hereby approved, details of 2 long stay and 4 short stay cycles shall be submitted to and approved by the local planning authority. The long stay spaces should be secure and covered and separate from the short stay spaces. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The site is located just outside the Chalton Street Neighbourhood Centre, but is just inside the Central London Area.

Planning permission is sought for the change of use from a school to a medical centre, specifically for the British Pregnancy Advisory Service (BPAS) Fertility, but to retain flexibility to revert back to a school use at a later date. Local Plan Policy C2 protects community uses. The existing school (Blossom Lower School) is set to vacate the site having found new premises at 113 Aldenham Street, London NW1 1PS. Policy C2 criterion g is therefore satisfied without considering the proposed medical use. It noted that a medical facility, whilst within Class E can be considered to have a community use function. Indeed prior to the amendments to the Use Class Order on the 1st September 2020, a medical centre was a D1 use, protected under Policy C2. Both a medical centre and school use previously fell within the same planning use class classification and planning permission would not have been required for the change currently proposed. The use would be flexible to allow the building to return to its current use should the medical facility vacate the premises within a 10 year period. The use at the end of the ten year period would then become the lawful use of the planning unit. This flexibility to return to a school (Use Class F.1) is considered acceptable in regards to policy C2 and general land use terms.

The only external works include the installation of cycle parking within the front courtyard, and a modest storage cage within the rear courtyard. These are minor alterations with little to no impact on the appearance of the building and wider area.

There are residential uses very nearby in the gated section of Christopher Place leading through to Churchway. In terms of the proposed medical facility, it is not considered that the use of the building and associated comings and goings would cause an adverse impact on residential amenity. It is likely that noise and disturbance would be reduced when compared with the school use. The use will remain a daytime use with core hours between 08:00 and 17:00, closing at midday on weekend days and bank holidays. There is no external plant equipment proposed.

The development would be car-free in accordance with Policy T2, which includes limiting the availability of both off-street and on-street parking. This is secured by planning obligation. All new schools are required to have a school travel plan. A planning obligation would require the submission of a travel plan in the event that the medical facility vacates and is replaced by a school. TfL STARS (Sustainable Travel: Active, Responsible, Safe) is a travel planning and monitoring tool for school travel plans. If the future school is non-traditional, the monitoring for SEN students can be adapted.

The medical facility should provide 2 long-stay and 4 short-stay cycle spaces. The plan indicates that 6 cycle spaces, 3 Sheffield stands, would be provided in the courtyard area. Due to different security requirements, we expect long-stay and short-stay cycle parking to be separated. In addition, the 2 long-stay cycle spaces should be covered. A condition would require details to be submitted and approved of 2 long-stay cycle parking spaces and 4 short-stay cycle parking spaces.

No objections have been received from residents prior to making this decision. 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, D1, C2, T2 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan 2020 published version and 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer