

Application ref: 2021/2841/P
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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

Diocese of Westminster
St Joseph's Chapel Entrance
St Joseph's Grove
Watford Way
London
NW4 4TY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
St Aloysius School
28 Phoenix Road
London
NW1 1TA

Proposal: Change of use of the school (junior site) class F1 (non-residential institutional use) to B8 (storage or distribution)

Drawing Nos: 380479 (O.S. Extract), Diocese of Westminster letter 02/03/2021, Food Poverty Needs Assessment, Diocese of Westminster letter 15/09/2021, Site Plan, Diocese of Westminster letter 21/01/2022

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/documents/letters :

380479 (O.S. Extract), Diocese of Westminster letter 02/03/2021, Food Poverty Needs Assessment, Diocese of Westminster letter 15/09/2021, Site Plan, Diocese of Westminster letter 21/01/2022

Reason:

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

- 3 The food bank hereby permitted shall not be carried out outside the following times 10am - 7pm Monday - Sunday.

Reason: To safeguard the amenity of the occupiers of neighbouring properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 4 This permission is for the use as a food bank only. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order or the Town and Country Planning (Use Classes Order) no change of use within Class B8 or to any other use within any other Use Class shall be undertaken without the grant of planning permission having first been obtained from the local planning authority.

Reason: To maintain a community use and to safeguard against a change in activity at the site to the detriment of the amenity of neighbouring occupiers and the safety of the highway in accordance with the requirements of policies G1, A1, C1, C2, T1 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed change of use of part of the former junior school to storage and distribution to enable the provision of food bank services (within Class B8) is acceptable in principle.

The previous use (i.e. school) was a community use and the proposed food bank would serve the local community around the Euston mainline. Therefore the development would comply with Policy C2 (Community facilities) of the Local Plan which requires the Council to:

'ensure existing community facilities are retained recognising their benefit to the community, including protected groups, unless one of the following tests is met:

- i. a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended, users'.

The Food Poverty in Camden Report which has been submitted that food insecurity affects over 20,000 people in Camden. The proposal would provide

a replacement community facility which serves the needs of the local population and so it would be an acceptable use.

The application form indicates that the proposal is for a B8 (storage and distribution) use. B8 (storage and distribution) can include commercial storage and distribution. Therefore, a condition is recommended that the use should be as a food bank. Without such a condition, the site could be used for unrestricted, commercial storage and distribution uses contrary to the Council's policy for community facilities (among other policies).

No physical alterations are proposed to the exterior of any of the buildings or the site and so there would be no impact on the appearance of the townscape or the visual amenity of neighbouring occupiers.

A letter of support has been received from a Ward Councillor. The letter notes that the entire school is included in the application site and it questions whether the whole school is needed for the food bank and whether existing school buildings could continue to be used for educational purposes (to meet a need due to the pandemic, for example). The Somers Town Neighbourhood Forum support the application and the work of the Foodbank.

The applicant has confirmed that the school has vacated the site and also advised that there would be child protection/security issues associated with the proposed use and the school and so a mixed use is not proposed.

The proposal should not result in any significant changes in noise levels or disturbance for local residents. The hours of use that the food bank would be open to the public are different to those for a school (i.e. Saturdays 11:00 - 12:30, Sundays 2:00 - 3:30, Tuesdays 12.00 - 4.00, Thursdays 5.30 - 7 p.m.) but they are not likely to result in unacceptable noise or disturbance. A condition is attached to limit the opening of the food bank to 10am - 7pm to allow for some flexibility whilst not disregarding the amenity considerations of neighbours.

There are no physical changes proposed to any buildings and there would therefore be no material impact upon the character or appearance of the area.

The application form (and the applicant) have indicated that people using the food bank will arrive on foot and that delivery vehicles will not enter the site. There is space on Phoenix Road for delivery vehicles to park up without obstructing the flow of traffic or impairing the safety of users of the highway. The Council's Transport Planning Team has no objections to the proposals.

No objections have been received prior to making this decision. The planning history of the site and the comments received in relation to this application have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C1, C2, D1, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer