

Application ref: 2021/1773/P  
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**Development Management**  
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D Form Architecture  
16 Walker House  
Phoenix Road  
Camden  
NW1 1EN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**68 Churchway**  
**London**  
**NW1 1LT**

Proposal: Erection of a mansard roof extension (resulting in creation of additional storey) for extension to a community based space for the Islamic Cultural & Education Centre

Drawing Nos: 10-036B, 11-036B, 12-036B, 02-036B, 01-036A, 04-036B, 05-036B, 06-036B, 08-036B, 09-036B

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 10-036B, 11-036B, 12-036B, 02-036B, 01-036A, 04-036B, 05-036B, 06-036B, 08-036B, 09-036B

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

- 4 The measures contained in the 'Construction Management Plan' dated June 2020 shall at all times remain implemented during all works of construction and demolition.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

#### 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 Reasons for granting permission.

The proposal provides an additional 48.73sqm (approximately) of community based space for the Islamic Cultural & Education Centre (F1 use class). Policies C2 and C3 of the Camden Local plan 2017 are relevant and give support to schemes that provide high quality community space. Policy HC5 of the London Plan 2021 supports London's culture and creative industries, subject to acceptable impact on residential amenity and the transport network. This proposal adheres to this policy by protecting and enhancing cultural space, and as assessed below would have an acceptable impact on amenity and transport.

The development is proposed to be car free and users of the site would be local, predominantly travelling on foot. The development would increase the capacity of the existing congregation/meeting space by a relatively small amount given the size of the uplift. The site falls under Public Transport Accessibility Levels 6b - having the highest rating for accessibility. A Construction Management Plan (CMP) has been submitted by the applicant which sets out details of the site works; traffic management; working hours; health and safety; environmental matters; dust, noise and vibration. The details would be secured via a construction method statement condition are considered acceptable. On balance, a CMP is not deemed necessary to be secured vis Section 106 given the small nature of the scheme and the can be accessed from two roads.

The application includes a daylight/sunlight study in order to demonstrate that the development would not cause unacceptable harm to neighbouring amenity. The proximity of the buildings and the density of the area allows some flexibility of the BRE daylight guidelines. The daylight assessment shows that the VSC levels to some adjoining properties is already low but overall the impact of the development would generally be within the 20% margin which the BRE guidance indicates as acceptable. Overall, due to the scale of uplift and occupancy brought about by the proposal, and the location of the use, it would not be likely to cause significant harm to the living conditions of neighbouring occupiers by way of noise and general disturbance.

The natural blue-black fibre cement slate materials of the mansard roof would blend with surrounding developments. The front and rear dormers situate themselves within the design context of the building and surrounding properties. The pitch of the mansard roof adheres to the 70 degrees and is and behind the parapet wall as specified in Design CPG (January 2021).

The second-floor extension replicates window cornices from other levels, creating a unified front exterior. The unified front elevation is important to the character of the building, and all original cornices have been retained in the plans and new windows would be as similar as possible.

In a narrow pedestrian street the road is bookended by other developments of similar scale to the proposed development. At the Drummond Crescent end, the 3-storey high-ceilinged building with a steeply pitched roof is the tallest building being 10m at the eaves rising to 12.2m at the ridge adjoined with the host building. On the Chalton Street corner is a 4-storey Victorian building that has a mansard roof. It is 8.8m at the eaves, rising to 11.3m at the ridge. The height of the this proposal, being 8.6m at the eaves and 10.6m at the ridge, would be in scale with other buildings within the terrace

There have been no comments from neighbours in relation to this application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The development would be of a scale and design which is sensitive to its setting. The additional floorspace for the cultural centre, which remains relatively small in size, would not have a significant impact on local amenity from the intensification of use. Subject to construction works adhering to a construction management plan, the development would have an acceptable impact on local amenity.

- 3 As such, the proposed development is in general accordance with policies A1, C1, C3, D1 T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.
- 4 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes.

- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 6 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.
- 7 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer