

Application ref: 2022/4033/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Castlehaven Community Centre
21 Castlehaven Road
London
NW1 8RU

Proposal:

Erection of a single storey building to the side of an existing nursery (Class E)

Drawing Nos: 2211_L_001 A; 2211_L_010 A; 2211_L_011 A; 2211_L_012 A;
2211_L_013 A; 2211_L_014 A; 2211_L_020 A; 2211_L_022 A; 2211_L_023 A;
2211_L_024 A; 2211_L_025 A; 2211_L_021 B; Design and Assessment Statement
dated September 2022 (revised in February 2023) by Square Feet Architects;
Arboricultural Report dated August 2022 by Frank Parsons Arboriculturalist

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-
2211_L_001 A; 2211_L_010 A; 2211_L_011 A; 2211_L_012 A; 2211_L_013 A;
2211_L_014 A; 2211_L_020 A; 2211_L_022 A; 2211_L_023 A; 2211_L_024 A;
2211_L_025 A; 2211_L_021 B; Design and Assessment Statement dated
September 2022 (revised in February 2023) by Square Feet Architects;
Arboricultural Report dated August 2022 by Frank Parsons Arboriculturalist

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

- 3 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Report dated 15th August 2022 by Frank Parson Arboriculturalist. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 4 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site insofar as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The foundation type within the root protection area of T1 shall be informed by trial pit investigations undertaken under the supervision of the project arboriculturalist. The project arboriculturalist shall provide input into the most appropriate trial pit method and foundation type. The findings of the trial pits shall be included with the details. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The cycle parking shown on the approved plans 2211_L_021 B shall be provided in full prior to the commencement of the use hereby permitted, and shall thereafter be retained for the duration of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with policy T1 of the Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the

works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The proposal involves the construction of a single storey building to the side of an existing nursery. The building will be used in connection with the existing use providing an additional nursery room, a kitchen and a bathroom.

Policy C2 of the Camden Local Plan regarding community facilities sets out how the Council will ensure that there is provision of community facilities to meet the needs of a growing population. It seeks to ensure that facilities provide access to a service on foot and by sustainable modes of travel (part c of Policy C2) and facilitate multi-purpose community facilities and to secure sharing or extended use of facilities that can be accessed by the wider community (part d of Policy C2). In this case the existing nursery would benefit from additional space and it is considered that the erection of a building for educational use within the site would be acceptable in principle and in accordance with Policy C2.

Policy A2 protects designated public and private open spaces with townscape and amenity value. It is noted that planning permission was previously granted on this site under ref 2011/2871/P for front and side extensions in connection with the existing community centre. The loss of outdoor amenity space was assessed and considered acceptable as the extensions would be located within the existing fenced area and would not encroach further on the open space. Although permission was granted, the proposed scheme was never implemented. Nevertheless it sets a precedent for future development on this

site.

The proposed building would result in a loss of a small area of outdoor amenity space. Similar to the previous permission, the proposed building would be located within the fenced area of the community centre and would still retain a substantial amount of outdoor amenity space. Additional soft landscaping would also be provided to offset the loss of open space and would be secured by a condition.

It is considered that the nursery would retain substantial outdoor landscaped space; the location of the proposed structure currently contains various storage units and has little amenity or townscape value nor is it used by the general public. Together with the replacement landscaping which will be provided, it is not considered that there would be a significant loss of townscape or amenity value for nearby residents. Therefore, the reduction of outdoor amenity space is considered to be acceptable and will not result in harm to the use or open character of the designated open space here. It would broadly comply with the provisions of Policy A2 (criteria d) which allows small scale development that meets a demonstrable need, is associated with the use of the land as open space and contributes to its use and enjoyment by the public.

The building would be timber clad with aluminium windows and would have a partially pitched and flat roof. Although the proposed building would be visible along Castlehaven Road, it is considered to form a proportionate and appropriate addition that respects the character and setting of the host building, adjoining open space and streetscene.

It is considered that the proposed works will not harm the amenity of any nearby residential occupiers in terms of loss of light, privacy and outlook or noise intrusion due to its location.

The proposal would include excavation within the root of an adjoining tree T1 (plane tree). The Council's Tree Officer considers the impact on T1 is likely to be acceptable subject to more details of excavation works affecting it and subject to its adequate tree protection (to be secured by planning conditions).

In line with Policy T1 of the Camden Local Plan, cycle parking should be provided at developments in accordance with the standards set out in the London Plan. The proposal would provide 4 cycle parking spaces which is considered acceptable.

- 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, 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 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.

5 Reasons for granting (continued)-

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, C2, T1 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope

Chief Planning Officer