

<b>Address:</b>	Car Park Dobson Close London NW6 4RU	<b>3</b>	
<b>Application Number(s):</b>	2025/3047/P		<b>Officer:</b> Daren Zuk
<b>Ward:</b>	South Hampstead		
<b>Date Received:</b>	10/07/2025		
<b>Proposal:</b>	Change of use from garages to mixed use (Sui Generis) to provide a neighbourhood centre incorporating community event space and affordable workspace. Associated external alterations including installation of new windows and doors to north, south, and west elevations; installation of 2no. air source heat pumps along north elevation; associated minor external alterations.		
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
Existing Drawings: 001 Rev A, 002 Rev A, 010, 011, 012, 013			
Proposed Drawings: 100, 101 Rev A, 200 Rev A, 300			
Documents: Design & Access Statement Rev C (prepared by Public Works, dated 08 August 2025), Background Noise Survey Plant Impact and Music Noise Assessment (prepared by Holtz Acoustics, dated 9 July 2025)			
<b>RECOMMENDATION SUMMARY:</b>			
<b>Grant conditional planning permission subject to a Shadow Section 106 Legal Agreement</b>			
<b>Applicant:</b>	<b>Agent:</b>		
London Borough of Camden 5 Pancras Square London N1C 4AG	Tom Dobson Public Works R-Urban Poplar 74 Brion Place London E14 0SR		

## ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
C3	Ancillary Residential Garages	454	0	- 454
Sui Generis	Neighbourhood Centre	0	454	+ 454
<b>Total</b>	<b>All uses</b>	<b>454</b>	<b>454</b>	<b>0</b>

Parking details				
Type	Existing spaces	Proposed long stay	Proposed short stay	Difference
Car parking	0	0	0	0
Cycle parking (non-residential)	0	4	6	+ 10

## EXECUTIVE SUMMARY

- i) The site comprises a two-storey parking structure accessed via Dobson Close on the Hilgrove Estate. An internal garage area is located on the ground floor with an external garage area on the upper level. The application only concerns the lower ground floor internal area, with the upper-level remaining residential garages. The site is not located within a conservation area nor is it statutorily or locally listed.
- ii) The proposal would convert the existing vacant and underutilised garages located within the Hilgrove Estate into a Neighbourhood Centre, in line with Camden's Estate Mission which aims that by 2030 Camden estates will be creative, healthy, and sustainable. The Neighbourhood Centre would be a new community facility that supports residents' needs of all ages, with community event space, affordable workspace, and community living room, and community kitchen. The provision of a new community centre within the Estate is positive and should be given significant weight.
- iii) The scheme provides a well-designed and sensitive retrofit of the underutilised site, opening up the opportunity for wider social benefits. There are no changes to the envelope of the building but there are minor changes to fenestration along the north and south elevations and a new entrance on to Dobson Close. Given the distance from neighbouring properties and the mitigation measures proposed, the proposal would have very limited impact on the amenity of neighbouring occupiers.
- iv) The scheme complies with the development plan as a whole and is recommended for approval.

## OFFICER REPORT

### Reason for Referral to Committee:

The Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members (Clause 3(vii)). The panel considered it should be heard by committee due to the level of objections.

## 1. SITE AND BACKGROUND

### *Designations*

1.1 The following are the most relevant designations or constraints:

<b>Designation</b>	<b>Details</b>
Town Centre (TC)	None
Conservation Area / Listed buildings	None
PTAL (Public transport accessibility)	6a

*Table 1 - Site designations and constraints*

### *Description*

1.2 The Hilgrove Estate is bounded by Belsize Road to the north, Finchley Road to the east, Hilgrove Road to the south, and residential properties to the west. The existing garages building is located in the centre of the site, accessed via Dobson Close. The site is not located within a conservation area nor is it statutorily or locally listed. The Estate is exclusively residential in nature, with a mix of high-rise (Farjeon House) and four-storey mansion blocks in social and market tenure.

1.3 The development site comprises a two-storey parking structure with an internal garage area located on the ground floor and an external garage area on the upper level. The application only concerns the lower ground floor internal area, with the upper-level remaining residential garages.



Figure 1 – The existing site

- 1.4 The site has a Public Transport Accessibility Level (PTAL) rating of 6a (excellent) and is close to Swiss Cottage Underground Station, South Hampstead Overground Station, as well as bus services along Finchley Road and Hilgrove Road

## 2. THE PROPOSAL

- 2.1 The proposal is for a change of use from garages to mixed use to provide a neighbourhood centre incorporating community event space and affordable workspace (Sui Generis). Externally, the alterations comprise installation of new windows and doors to the north, south, and west elevations. Two air source heat pumps are proposed to be installed along the north elevation.

### ***Camden's Vacant Spaces Programme***

- 2.2 The proposed Hilgrove Neighbourhood Space forms part of Camden's Vacant Spaces Programme, with the aim of responding to the Estates Mission (that by 2030 Camden Estates will be creative, healthy and sustainable) and looks to transform underutilised Council owned spaces through creating community connections and social value use.
- 2.3 In 2023 Camden selected the Dobson Close garages as the pilot site for the programme and undertook a feasibility study and community engagement which included a community led programme to test uses in the space over two weeks.
- 2.4 In 2025 Camden appointed public works + Edit as architects to develop the design and submit it for planning permission once a design had been agreed. Residents of Hilgrove were engaged and contributed to design decisions through a Hilgrove Design Panel and other engagement events. Further details on the engagement are included in Section 5 (Consultation) below.

### 3. SHADOW SECTION 106 AGREEMENT

- 3.1 The recommendations are based on certain planning requirements (“Heads of Terms”) being secured in the event of approval. These Heads of Terms would usually be incorporated in a s106 agreement. However, in this case the applicant is the council and as a matter of law the council cannot enter into a s106 agreement with itself.
- 3.2 Nevertheless, it is still imperative that this application is dealt with in a way that is consistent with the way the council would deal with non-council applications. Therefore, the Heads of Term will be embodied in a “shadow s106 agreement”. This will be in the same form as a “standard” s106 agreement, incorporating the usual legal clauses and is being negotiated by separate lawyers within the Borough Solicitor’s Department representing the interests of the council as landowner or applicant, and the council as local planning authority.
- 3.3 The shadow s106 agreement will include, among other things, a provision requiring (i) that in the event of any disposal of the relevant land the shadow s106 agreement terms will be included in the terms of the sale transfer and (ii) the purchaser will be formally required to enter into a shadow s106 agreement as owner of the land at the point of acquisition (and hence its terms will thereafter bind the site).
- 3.4 Once the shadow s106 agreement has been finalised, the Director of CIP and Major Projects (the applicant department) or the Executive Director will sign a letter formally undertaking on behalf of the department that its provisions will be complied with during the course of the development and its subsequent operation.
- 3.5 The shadow s106 agreement and the Executive Director or Director’s Undertaking of Compliance will be noted on the Planning Register (so the agreement is put on the record in the same way as a “standard” s106 agreement) and compliance with the shadow s106 agreement will be tracked and monitored by the Planning Obligations Monitoring Officers in the Planning Service in the same way as a standard agreement.

### 4. RELEVANT HISTORY

#### *The site*

- 4.1 **2023/2722/P** – Temporary change of use of car-parking garages until 18th October 2023 for a series of community focused pop-up events; painting of existing entrance doors and replacement of security gate at upper level with steel fire escape door. **Granted 15/09/2023**

## 5. CONSULTATION

### ***Pre-Planning Submission Community Engagement***

5.1 Local residents were involved in different stages of the pre-planning community engagement process, including:

- 2-week pilot programme of free activities hosted in the space to test how the facility could be run and what activities residents would like to see provided.
- Updates at Tenants and Residents Association meetings.
- Estate-wide leaflet drops and door knocking on Dobson Close.
- A Community Day open to all residents to review plans for the site.
- Hilgrove Design Panel monthly meetings (January – May 2025) where 6-8 residents (who put themselves forward to join the panel) review and input into the operational model and space design.

5.2 Post-planning approval, residents will be invited to guide the detailed design and operator selection process. During construction, educational workshops will be held to help build community and sense of ownership of the space. Once operational, the space will be overseen by a steering group of Hilgrove residents to ensure the space directly benefits estate residents.

### ***Adjoining occupiers***

5.3 Seven (7no.) sites notices were displayed around the site including 3no. on Dobson Close, 2no. within the estate near the existing playground, 1no. next to Farjeon House, and 1no. along Hilgrove Road at the front of Gillies House. The notices were displayed on 16/07/2025 until 09/08/2025.

5.4 The application was reconsulted on following amendments to the red-line boundary to incorporate the cycle parking, air source heat pumps, and refuse storage facility. The re-consulted site notices were displayed at the same locations from 29/08/2025 until 22/09/2025

5.5 Objections were received from at least 16 local households. The objections received by the Council are on the Council's website. The key issues raised are.

- Safety and security / making the existing ASB worse
- Access to the north garden and loss of privacy
- Noise impacts
- Requests to relocate the proposed air source heat pumps
- Kitchen location and cooking smells
- Increased traffic
- Construction disruption
- Increased leaseholder costs
- Opening hours

- Impact on character of the estate

Officer response:

- *Consultation with the local Community Safety Officer suggests that bringing new positive / legitimate functions to the area (such as the proposed neighbourhood centre) is considered to have a positive impact on reducing antisocial behaviour locally due to increase foot traffic and more 'eyes on the street'.*
- *Due to concerns raised regarding access from the site into the north garden, it will remain locked off and inaccessible to users of the neighbourhood centre, other than for maintenance purposes. Condition 12 has been added to the decision notice limiting access to the north garden for maintenance purposes only. Obscure glazing has also been added to three north facing windows as well as the kitchen maintenance access door to mitigate privacy impacts, which is secured by Condition 5.*
- *The submitted Noise Impact Assessment proposes planning conditions are introduced to ensure noise levels from the ASHP and activities within the space are introduced to protect neighbours. These have also been required by the Environmental Health Officer. It will be the responsibility of the operator to ensure rules are followed to keep noise levels within the agreed levels.*
- *The chosen location for the ASHPs is logical as it is close to incoming power, drainage location and the internal plant room. As outlined in the Noise Impact Assessment and required by Condition 9, anti-vibration isolators will be required to be installed to mitigate emitted noise levels.*
- *The proposed kitchen will not be used as a commercial kitchen and is mainly used to provide tenants and users of the neighbourhood centre an area to prepare food, while also allowing for a space for residents and social projects to run cooking workshops and activities in line with Camden's food mission. It is anticipated that the scale of cooking will not impact neighbouring amenity with regards to odours.*
- *The proposal does not include any designated vehicle parking. As the facility is proposed to primarily address local needs visitors should not be arriving by car. It will be a management responsibility of the operator*
- *Provision of the neighbourhood centre would not increase leaseholder costs and would be fully self-funded, including construction and operating costs.*
- *The hours of operation are considered reasonable and proportionate for the type of facility and uses occurring within. A condition has been added to the decision notice restricting the hours of operation from 09:00 to 22:00 Mondays to Sundays, including bank holidays.*
- *The design of the exterior alterations is considered minor in scope and scale and will not unduly impact the character of the host building or wider Hilgrove Estate.*

## 6. POLICY

### ***National and regional policy and guidance***

[National Planning Policy Framework 2024 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

### ***Local policy and guidance***

[Camden Local Plan \(2017\) \(CLP\)](#)

[Policy G1 Delivery and location of growth](#)

[Policy C2 Community facilities](#)

[Policy C6 Access for all](#)

[Policy A1 Managing the impact of development](#)

[Policy A4 Noise and vibration](#)

[Policy D1 Design](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Policy CC5 Waste](#)

[Policy T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

[Supplementary Planning Documents and Guidance](#)

*Most relevant Camden Planning Guidance (CPGs):*

[Amenity - January 2021](#)

[Community uses, leisure and pubs - January 2021](#)

[Design - January 2021](#)

[Employment sites and business premises - January 2021](#)

[Energy efficiency and adaptation - January 2021](#)

[Transport - January 2021](#)

[Proposed Submission Draft Camden Local Plan \(DCLP\)](#)

The [Proposed Submission Draft Camden Local Plan](#) was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan (DCLP) is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be



given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

## **7. ASSESSMENT**

7.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

<b>8</b>	<b>LAND USE</b>
<b>9</b>	<b>DESIGN</b>
<b>10</b>	<b>IMPACT ON NEIGHBOURING AMENITY</b>
<b>11</b>	<b>SUSTAINABILITY AND ENERGY</b>
<b>12</b>	<b>TRANSPORT</b>
<b>13</b>	<b>REFUSE AND RECYCLING</b>
<b>14</b>	<b>BIODIVERSITY NET GAIN</b>
<b>15</b>	<b>CONCLUSION</b>
<b>16</b>	<b>RECOMMENDATION</b>
<b>17</b>	<b>LEGAL COMMENTS</b>
<b>18</b>	<b>CONDITIONS</b>
<b>19</b>	<b>INFORMATIVES</b>

## **8. LAND USE**

8.1 The proposal includes the change of use of the existing car parking garages to provide space for a new neighbourhood centre supporting residents' needs including incorporating bookable community event space, affordable workspace, community living room, and community kitchen. The space will be run by a local organisation or charity who will work with residents to determine what activities happen in the space, in line with Camden's Estates Mission. The vision is to create a space where local residents, organisations, and businesses can come together to build community and shape the local neighbourhood.

8.2 The existing garages are ancillary to the residential dwellings on the surrounding estate but are currently not being used by residents. As such, there would be no impact on existing parking provision for residents or increased on-street parking stress within local streets. Furthermore, removal of car parking is supported by the council's transport policies and in particular Policy T2. Thus, the change of use to a neighbourhood centre (Sui Generis)

is supported in principle and compliant with Policy C2, which supports the provision of new community facilities.

## **9. DESIGN**

- 9.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).
- 9.2 Camden's Design CPG emphasises Camden's commitment to design excellence and expects development schemes to consider: the context of a development and its surrounding area; the design of the building itself; the use and function of buildings; using good quality sustainable materials; creating well connected public spaces and good quality public realm; opportunities for promoting health and well-being; and opportunities for improving the character and quality of an area.
- 9.3 Along the front elevation, the existing garage doors will be removed and replaced with aluminium framed windows and front entrance doors located within a newly created recessed entrance area. Other alterations to the front elevation include removal of the existing louvres and installation of decorative cement tiles, installation of metal planter, new gutter tray integrated with powder coated aluminium signage, and associated refurbishment works to the retained brick façade. The works to the front elevation are considered to be an improvement over the existing condition, allowing for better visibility of the new community use, while improving the building's relationship with the immediate street scene and estate as a whole.
- 9.4 Along the north and south elevations, the existing louvres will be replaced with aluminium framed windows with decorative grills. Three larger windows are proposed along the north elevation, which will feature obscure glazing at the lower level to address privacy concerns. A utility door with obscure glazing is also proposed along the north elevation, which will only be used for maintenance access to the adjacent air source heat pumps. Similar to the front elevation, decorative cement tiles will infill the area between the windows replacing the existing louvres.
- 9.5 Two air source heat pumps are proposed to be located immediately north of the building, along the rear wall of a row of existing garages. Due to the siting of the units and lack of visibility from the public realm, they will not have an undue impact on the host building, street scene, or wider estate.

9.6 Overall, the external works are considered an improvement over the existing condition and thus acceptable in design terms. Details of the proposed windows, doors, decorative grills, and decorative cement tiles will be secured by Condition 3 to ensure suitability.

## **10. IMPACT ON NEIGHBOURING AMENITY**

10.1 CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Impact from construction works are also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

### ***Overlooking and privacy impacts***

10.2 To help mitigate overlooking and privacy impacts to neighbouring residential occupiers to the north, the new windows along the north elevation feature decorative grills as well as obscure glazing to minimise views from within the building. General access, other than for maintenance purposes, has been removed from the north elevation with the single external door also being obscure glazed to mitigate privacy impacts. The obscure glazing will be secured by Condition 6 to ensure privacy impacts are mitigated in perpetuity. Condition 12 has also been added to limit the use of the north elevation external door for maintenance purposes only.

10.3 Given the generous separation distance between the building and the residential properties to the north, coupled with the use of high-level windows and obscure glazing for the larger windows/doors, it is not anticipated to result in significant overlooking or privacy impacts to those occupiers.

### ***Noise impacts***

10.4 Given the nature of the proposed use, it is unlikely that they will result in a perceptible negative impact to the amenity of neighbouring occupiers with regards to noise impacts. It is anticipated that the vast majority of visitors to the neighbourhood centre will be from the estate or immediate surrounding neighbourhood. There is no outdoor congregation space proposed, thus noise from any internal uses will be contained within the existing building. However, in order to minimise any potential noise impacts to neighbouring residential occupiers, Condition 7 has been added limiting the hours of operation to between 09:00 to 22:00, Mondays to Sundays.

10.5 A Noise Impact Assessment has been submitted in order to assess the impacts of the proposed air source heat pumps and MVHR system ducted to atmosphere. The report also includes an assessment of the impacts of a

bookable room which may host community events with amplified music playback.

- 10.6 The assessment has been reviewed by the Council's Environmental Health Officer who deemed the proposals acceptable in environmental health terms. Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden Council's Local Plan, version June 2017 and BS 4142:2014 "Methods for rating and assessing industrial and commercial sound".
- 10.7 The plant noise criteria have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. The assessment indicates that the proposed installation should be capable of achieving the Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors. Conditions have been added to this permission to ensure that noise from the plant does not exceed the required levels and that appropriate anti-vibration measures are provided.

## **11. SUSTAINABILITY AND ENERGY**

- 11.1 In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.
- 11.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

### ***Climate change adaption and sustainable design***

- 11.3 Policies CC1 and CC2 require all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards. The current proposal would result in the retention and refurbishment of the existing building which is welcomed. The refurbished building will utilise a fabric first approach with the inclusion of internal wall and floor insulation, resulting in significant reductions in energy consumption compared to the existing condition.
- 11.4 Heating for the building will be in the form of two air source heat pumps (12kw), which is welcomed, and complies with Camden's sustainability policies and aims for utilising green energy sources. A condition has been added to limit the use of the units for heating only. The predominant

ventilation strategy is natural cross ventilation with all spaces featuring openable windows. In addition, there will be two mechanical ventilation systems supplying the toilets and kitchen, with no external ducting required. As such the proposals comply with the policies in the development plan in terms of sustainability and energy.

## **12. TRANSPORT**

12.1 In line with Policy T1 of the Local Plan, cycle parking at developments shall be provided in accordance with the London Plan standards. Whilst the proposed use is Sui Generis, it comprises part community use and part employment use. It is expected that some cycle parking facilities should be provided for visitors and staff either within the building or the adjacent external area. The proposed drawings indicate 3 Sheffield stands (6 spaces) for short stay use and 4 bike lockers for long stay use in an area opposite the entrance to the building. The provision of these cycle parking facilities will be secured by Condition 4.

12.2 Given that the proposal introduces an employment use into the building, the development shall be secured as Business parking permit (car) free by means of a Shadow s106 Agreement, in accordance with Policy T2 of the Local Plan.

## **13. REFUSE AND RECYCLING**

13.1 Policy CC3 (Waste) states that the Council will seek to make Camden a low-waste borough. Part (d) of the policy states that we will ensure that developments include facilities for storing and collecting waste and recycling.

13.2 A designated set of bins is proposed adjacent to the existing residential bins on the upper level, which has been design with input from Camden's Waste team. The storage area is accessible via a set of stairs located within the ground floor which exits on to the upper level. This arrangement is acceptable and will be secured by Condition 5.

## **14. BIODIVERSITY NET GAIN**

14.1 Based on the information available, this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

## **15. CONCLUSION**

- 15.1 The proposal aims to revitalise an underutilised Council owned property for the benefit of local residents with the creation of a neighbourhood centre, in line with Camden's Estates Mission and Local Plan Policy C2 which supports the provision of new community facilities.
- 15.2 The external alterations are considered an improvement over the existing condition, utilising high quality design and materiality with minimal intervention to the existing building, in line with Local Plan Policy D1.
- 15.3 Neighbour concerns raised regarding amenity impacts have been satisfactorily mitigated through conditions including the use of obscure glazing, window bars, limiting the use and access of the north garden, and limiting hours of use, in line with Local Plan Policies A1 and A4.

## **16. RECOMMENDATION**

- 16.1 Grant conditional Planning Permission subject to a Shadow Section 106 Legal Agreement with the following heads of terms:
- Business parking permit car-free

## **17. LEGAL COMMENTS**

- 17.1 Members are referred to the note from the Legal Division at the start of the Agenda.

## 18. CONDITIONS

### ***Standard conditions***

#### **1 Time limit**

The development hereby permitted must be begun not later than 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 Approved drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

001 Rev A, 002 Rev A, 010, 011, 012, 013, 100, 101 Rev A, 200 Rev A, 300, Design & Access Statement Rev C (prepared by Public Works, dated 08 August 2025), Background Noise Survey Plant Impact and Music Noise Assessment (prepared by Holtz Acoustics, dated 9 July 2025)

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

### ***Pre-start conditions (other than demolition or site clearance)***

#### **3 Materials Details**

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows and external doors.
- b) Details and specifications of the window decorative grills.
- c) Details and specifications of the decorative cement tiles.

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.

### ***Prior to occupation or use***

#### **4 Cycle Parking**

The cycle parking facilities for 6no. short-stay (3no. Sheffield stands) and 4no. long-stay (secured lockers) cycles hereby approved shall be provided in its entirety prior to the first use of the neighbourhood centre and permanently retained and maintained 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.

## **5 Refuse Storage**

The refuse storage facility hereby approved shall be provided prior to the first use of the neighbourhood centre and permanently retained and maintained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5, A1, A4 of the London Borough of Camden Local Plan 2017.

## **6 Obscure Glazed Windows**

Prior first occupation of the development hereby permitted, the 3no. windows and external door located on the north elevation, shown on drawing no. '200 Rev A', shall be fitted with obscure glass and permanently retained and maintained thereafter.

Reason: To prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

### ***Compliance conditions***

## **7 Hours of Use**

The use hereby permitted shall not be carried out outside the following times 09:00 to 22:00 Mondays to Sundays (including Bank Holidays).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

## **8 Noise Limits for Plant**

The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

## **9 Anti-vibration Isolators for Plant**

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.



Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

**10 No Active Cooling**

Prior to first use of the air source heat pumps hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

**11 Noise Limits for Use**

Entertainment noise (LAeq) should be controlled to 10dB below the background noise level (LA90) without the entertainment noise present, in each octave band at the nearest noise sensitive location.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from entertainment in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

**12 Use of North Garden**

The north garden area shall not be used at any time as amenity or ancillary space to the hereby approved neighbourhood centre, and any access out onto this area via the access door in the north elevation shall be for emergency and maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

**13 \*\*Car-free Development**

The development shall be car free.

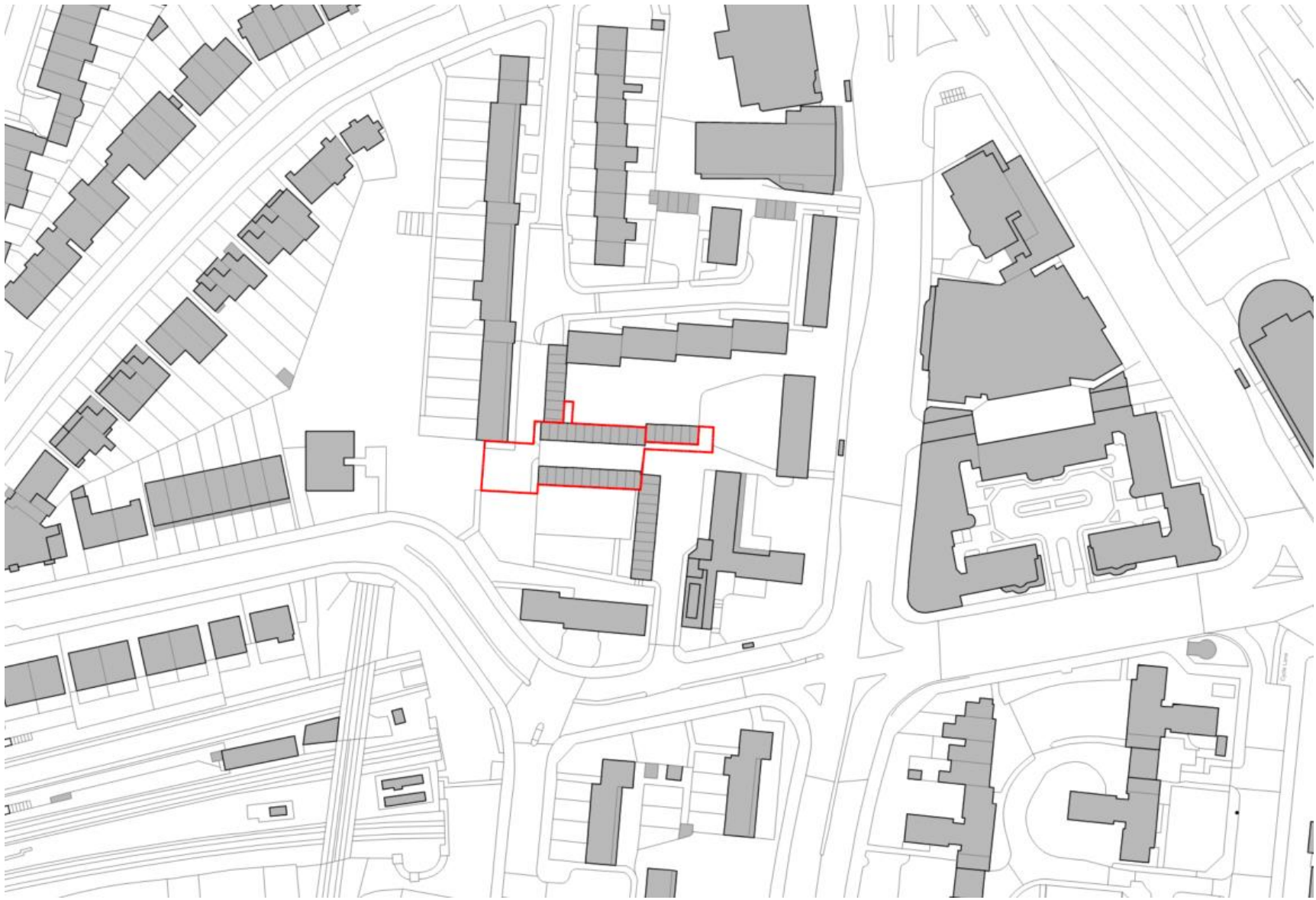
Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policy T2 of the London Borough of Camden Local Plan 2017.

## 19. INFORMATIVES

1	<p><b>Conditions marked with **</b></p> <p>The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.</p> <p>If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.</p>
2	<p>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).</p>
3	<p>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 &amp; 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.</p>
4	<p>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 <a href="http://www.camden.gov.uk">www.camden.gov.uk</a>) 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)</p> <p>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</p>

	Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
5	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
6	<p>Biodiversity Net Gain (BNG) Informative (1/3):</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and  (b) the planning authority has approved the plan.</p> <p>The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.</p> <p>Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.</p>
7	<p>Biodiversity Net Gain (BNG) Informative (2/3):</p> <p>+ Summary of transitional arrangements and exemptions for biodiversity gain condition  The following are provided for information and may not apply to this permission:</p> <ol style="list-style-type: none"> <li>1. The planning application was made before 12 February 2024.</li> <li>2. The planning permission is retrospective.</li> <li>3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.</li> <li>4. The permission is exempt because of one or more of the reasons below: <ul style="list-style-type: none"> <li>- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).</li> <li>- The application is a Householder Application.</li> <li>- It is for development of a "Biodiversity Gain Site".</li> <li>- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).</li> <li>- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).</li> </ul>
8	<p>Biodiversity Net Gain (BNG) Informative (3/3):</p> <p>+ Irreplaceable habitat:  If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.</p> <p>+ The effect of section 73(2D) of the Town &amp; Country Planning Act 1990  If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.</p> <p>+ Phased development  In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.</p>







Entrance on Dobson Close



Entrance on Dobson Close showing proximity to adjacent residential



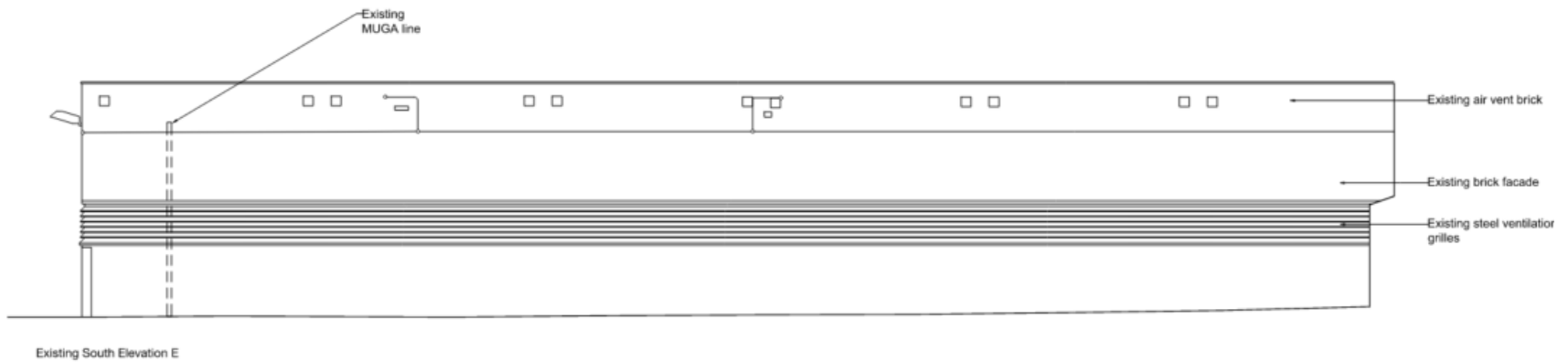
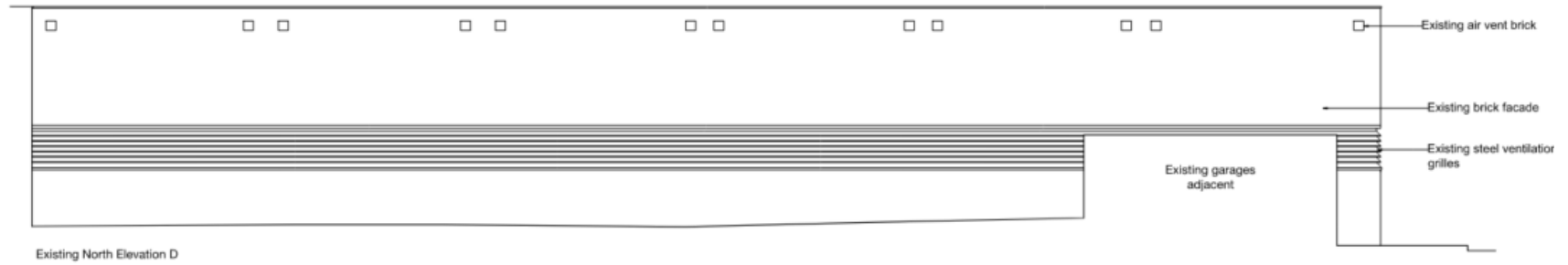
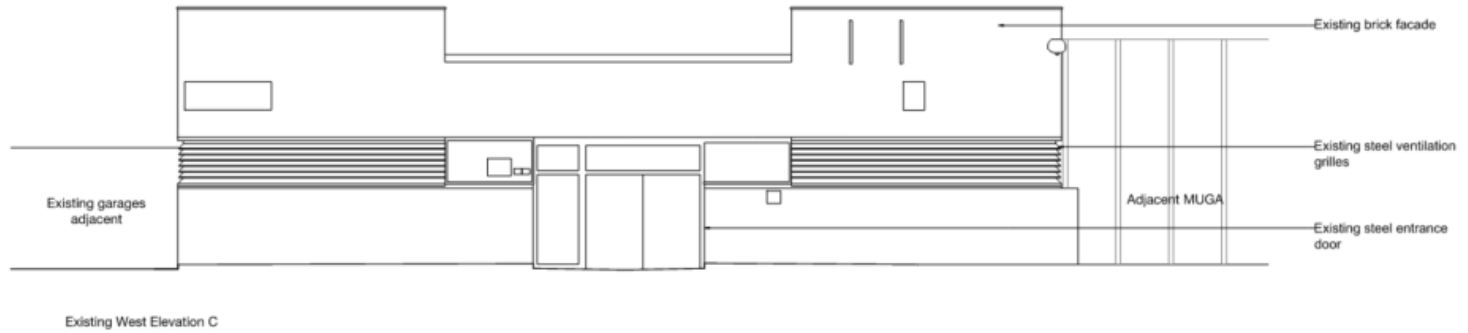
Looking towards Dobson Close on the upper level



Dobson Close Storage Space currently

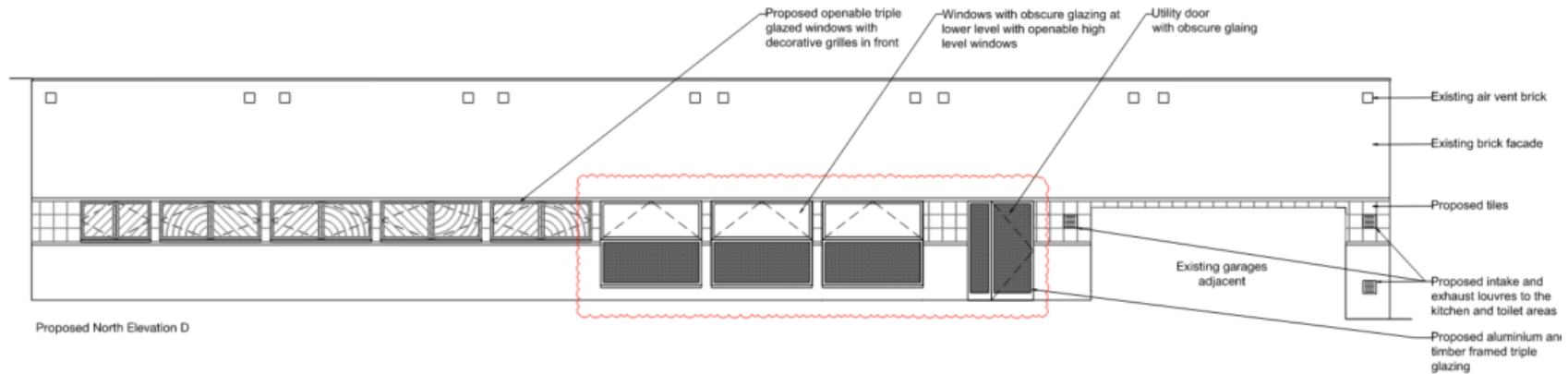




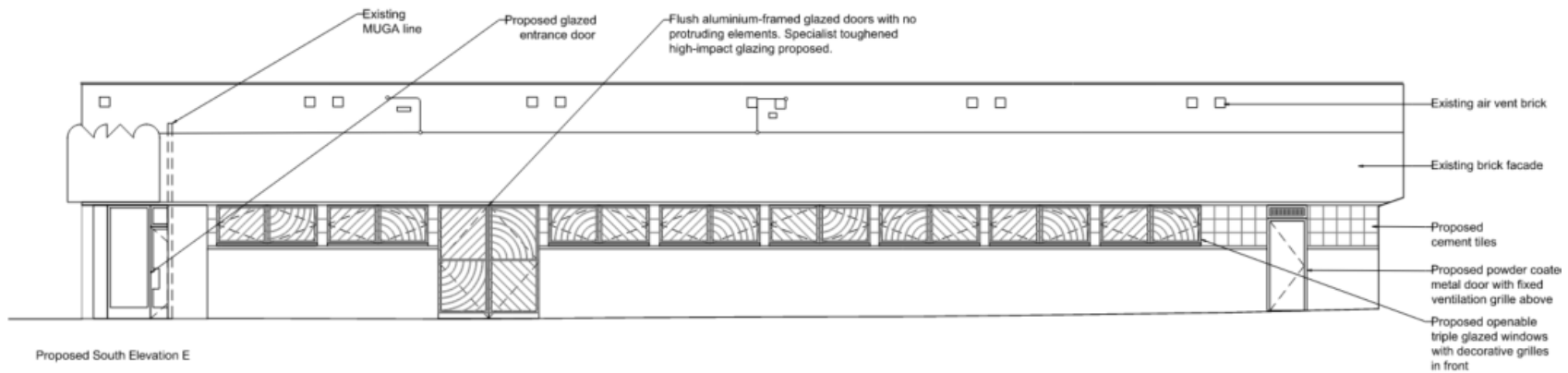




Proposed West Elevation C



Proposed North Elevation D



Proposed South Elevation E

