

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Westbourne	
Subject of Report	5 Sutherland Avenue, London, W9 2HE		
Proposal	Use of basement floors of Nos.5-7 Sutherland Avenue and Nos.346-348 Harrow Road as a community centre and place of worship (sui generis)		
Agent	Mr F Rafiq		
On behalf of	Mr A Issa		
Registered Number	19/02907/FULL	Date amended/ completed	21 September 2023
Date Application Received	16 April 2019		
Historic Building Grade	Unlisted		
Conservation Area	Not applicable		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

The application site comprises the combined basement floors of the buildings at Nos. 5-7 Sutherland Avenue and Nos.346-348 Harrow Road.

The application seeks permission for the use of the basement floors beneath these buildings as a community centre, cultural centre and place of worship. The applicant is the Asian Muslim Cultural Centre. The basement area has been in use as a community centre since 2005 (RN: 05/02205/FULL). A further permission was granted for a community centre use for a temporary period of one year until 27 September 2017 (RN: 12/07598/FULL) to allow the impact of the use on the amenity of neighbours and the operations of the public highways to be monitored. Although it appears that the previous use of the property has encompassed a place of worship, this has not been specifically included within the description of development.

This current application has been significantly delayed due to the waiting on a detailed management plan and fire safety information from the applicant. In October 2023, a revised management plan was submitted. Reconsultation on this plan took place.

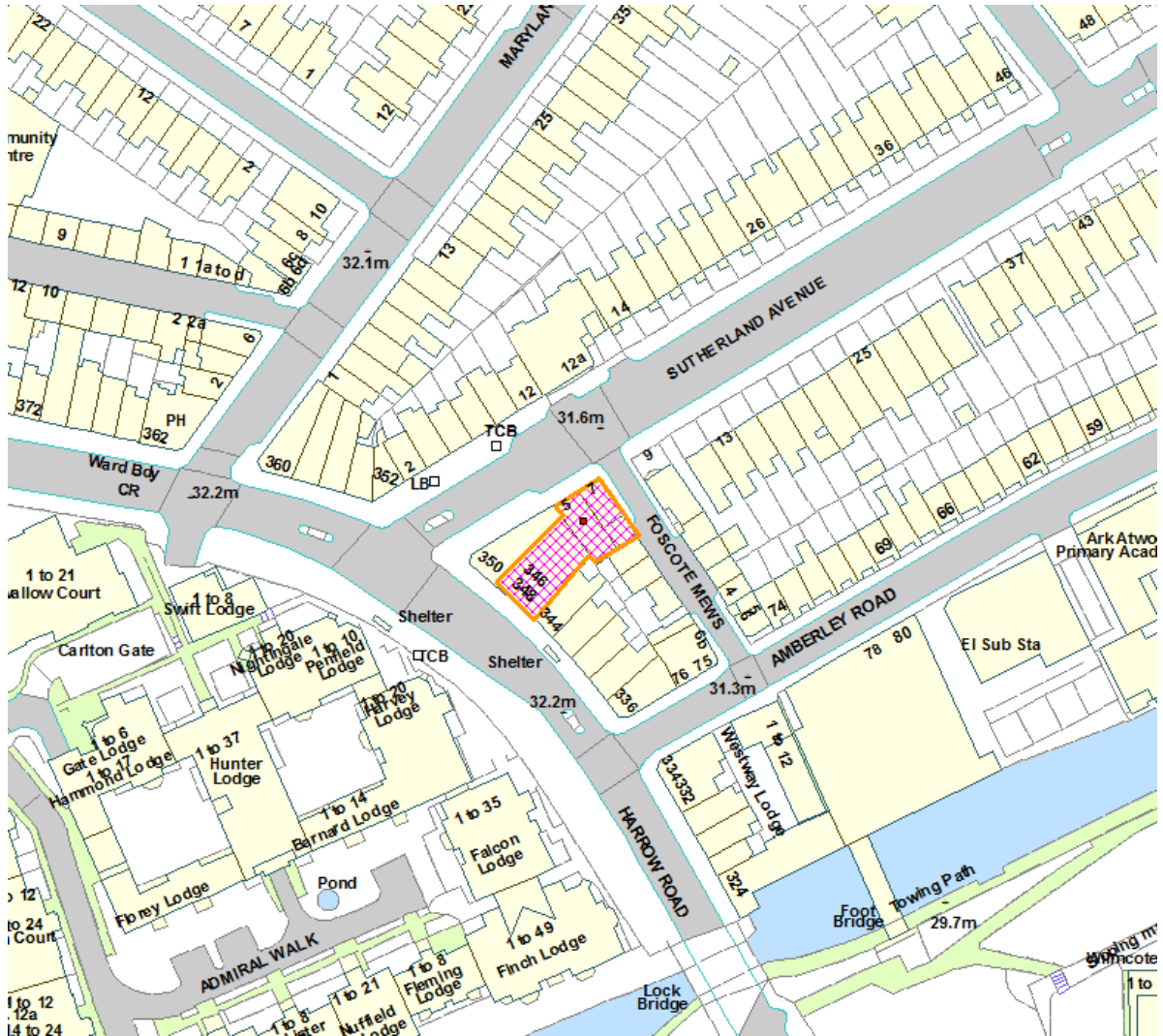
The key issues in the determination of this application are:

- The impact of the proposed use on the amenity of neighbouring residents.
- The impact on the operation of the local highway network.

Objections have been received from seven neighbouring residents, who principally raise objection on amenity and highways impact grounds.

For the reasons as discussed in the report, the proposals are considered in accordance with City Council policies as set out in the City Plan 2019-2040 with respect to land use, design and amenity and is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Entrance from Harrow Road



Entrance from Sutherland Avenue

5. CONSULTATIONS

5.1 Application Consultations

ORIGINAL CONSULTATION (April 2019)

WARD COUNCILLORS (WESTBOURNE)

Any response to be reported verbally.

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY

No objection.

NORTH PADDINGTON SOCIETY

Support. Safety concerns have been raised in relation to the access and therefore request the London Fire Service to visit the site with regards to evaluating evacuation procedures should an emergency arise.

WESTBOURNE NEIGHBOURHOOD FORUM

Support.

DESIGNING OUT CRIME OFFICER

No objection, subject to their recommendations.

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY

Any response to be reported verbally.

LONDON FIRE SAFETY OFFICER

No objection, comment in relation to direction of door openings.

HIGHWAYS PLANNING MANAGER

No objection, subject to revised drawing showing cycle parking and a Management Plan and Travel Plan being secured by condition.

WASTE PROJECT OFFICER:

No objection, subject to revised drawing showing waste and recycling storage provision being secured by condition.

PLANNING ENFORCEMENT OFFICER:

Comment. The property forms part of an ongoing enforcement investigation (19/69710/U) concerning the breach of Condition 3 of planning permission 12/07598/FULL which only permitted the proposed use until 27th September 2017 therefore it is understood this current application has been submitted to regularise the breach of planning control.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 283; Total No. of replies: 7

Seven objections raised on all or some of the following grounds:

Amenity:

- Anti-social behaviour; large numbers of people loitering, day and night and into early hours of the morning.
- Litter thrown on the ground; leading to vermin issues.
- Noise disturbance from persons outside the premises, including playing of chanting/ music outside premises.
- Noise from late night cooking to rear of premises in Foscoote Mews.
- Not appropriate development in a residential area.
- Queries in relation to the capacity and overcrowding

Parking and Highways:

- Increased pressure on public transport.
- Loitering on the public highway outside the site obstructing other pedestrians.
- Litter dropped on public highway.
- Lack of parking for residents as residents parking used by visitors to premises, particularly between 19.00 and 22.00 hours outside of restricted hours.
- Parking on pavements.

Other:

- Pedestrians feel threatened/ intimidated by large groups of men outside the centre.
- Continued use without permission and history of breaching planning control.
- Litter and debris results in devaluing neighbourhood
- Increased presence of mosques within short proximity is not supported
- Concern that means of escape are not suitable.
- Seek a bigger, more suitable venue in the area.
- Washing utensils and serving on the pavement.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

RECONSULTATION (October 2023 advising of an updated Management plan)

WARD COUNCILLORS (WESTBOURNE)

Any response to be reported verbally.

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY

Any response to be reported verbally.

NORTH PADDINGTON SOCIETY

Any response to be reported verbally.

WESTBOURNE NEIGHBOURHOOD FORUM

Any response to be reported verbally.

DESIGNING OUT CRIME OFFICER

Any response to be reported verbally.

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY
Any response to be reported verbally.

LONDON FIRE SAFETY OFFICER
No objection to the proposals and to the use of the premises for up to 200 people for Friday Prayers.

HIGHWAYS PLANNING MANAGER
No objection, subject to revised drawing showing cycle parking and a Travel Plan being secured by condition.

WASTE PROJECT OFFICER:
No objection, subject to revised drawing showing waste and recycling storage provision being secured by condition.

PLANNING ENFORCEMENT OFFICER:
Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED
No. Consulted: 283; Total No. of replies: 2

Two further objections raised on all or some of the following grounds:

Amenity:

- Anti-social behaviour; large numbers of people loitering, day and night and into early hours of the morning.
- Noise disturbance from persons outside the premises, including playing of chanting/music outside premises.

Parking and Highways:

- Loitering on the public highway outside the site obstructing other pedestrians.
- Litter dropped on public highway.
- Parking on pavements.

Other:

- Pedestrians feel threatened/ intimidated by large groups of men outside the centre.
- Continued use without permission and history of breaching planning control.

PRESS ADVERTISEMENT / SITE NOTICE:
Yes

5.2 Applicant's Pre-Application Community Engagement

No engagement was carried out by the applicant with the local community and key stakeholders in the area prior to the submission of the planning application.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (December 2023) and should be afforded full weight in accordance with paragraph 225 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 City Plan Partial Review

The council published its draft City Plan Partial Review for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 on 14 March 2024. The consultation continued until 9 May 2024. The Partial Review includes updated policies for affordable housing, retrofitting and site allocations.

An emerging local plan is not included within the definition of “development plan” within s.38 of the Planning and Compulsory Purchase Act 2004. However, paragraph 48 of the NPPF provides that a local authority may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Footnote 22 to paragraph 48 states that during the transitional period for emerging plans consistency should be tested against the version of the Framework, as applicable, as set out in Annex 1 (paragraph 230). This means that the consistency of the policies in the City Plan Partial Review must be tested for consistency for the purposes of paragraph 48(c) against the September 2023 version of the NPPF.

Accordingly, at the current time, as the Partial Review of the City Plan remains at a pre-submission stage, the policies within it will generally attract limited if any weight at all.

6.3 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

6.4 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (December 2023) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The site comprises the basement floors beneath Nos.5-7 Sutherland Avenue and Nos.346-348 Harrow Road. The buildings in Sutherland Avenue and Harrow Road comprise four storeys, plus basement. None of the buildings comprising the site are listed, nor are they located within a conservation area.

The upper floors of the buildings in Sutherland Avenue and Harrow Road are in residential use, whilst the ground floors are in retail use (a vacant letting agents and a supermarket at No.5 Sutherland Avenue, a Class E mini supermarket at No.7 Sutherland Avenue, 'Betfred' a betting shop (Sui Generis) at No.346 Harrow Road and 'Al Khalil Supermarket' a Class E mini supermarket at No.348 Harrow Road). The lawful use of the basement floors of all the buildings in Sutherland Avenue was formally as ancillary accommodation to the ground floor retail units, whereas the previous use of the basements of the buildings in Harrow Road was as a printers workshop.

The buildings in Sutherland Avenue and in Harrow Road are all located within the Secondary Frontage of the Harrow Road East Local Centre. The site is also located within the North Westminster Economic Development Area.

7.2 Recent Relevant History

18/09721/APA

Use of ground floor from retail (Class A1) to restaurant (Class A3). Application for prior approval under Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Prior Approval Refused 9 January 2019

12/07598/FULL

Use of basement floors of Nos.5-7 Sutherland Avenue and Nos.346-348 Harrow Road as a community centre (Class D2) by the Asian Muslim Cultural Centre.

Application Permitted 5 October 2016

05/02205/FULL

Use of basement as a community centre.

Application Permitted 08 June 2006

02/03382/FULL

Continued use of the basement as a prayer room.

Application Refused 17 October 2002

Application RN	Temporary Permission	Hours	Capacity
12/07598/FULL	1 year Until 27 September 2017	05.00 hours to 00.00 hours daily (Condition 8)	No more than 80 people (Condition 4)
05/02205/FULL	1 year Until 30 June 2007	08.00 hours to 20.00 hours daily	No more than 50 people (Condition 3)
02/03382/FULL	Application was refused	03.15 hours to 22.50 hours in the summer months	Average number on a daily basis – 20 Friday afternoon - 50

8. THE PROPOSAL

Planning permission is sought for the use of the basement floors beneath Nos.5-7 Sutherland Avenue and Nos.346-348 Harrow Road as a community centre, cultural centre and place of worship and this is to be operated by the Asian Muslim Cultural Centre.

It is understood that in 1999 the basement of just 5-7 Sutherland Avenue was used as an ancillary prayer room by occupiers of the retail units at ground floor. In 2006 permission was granted for the temporary (1 year) use of the basement of 5-7 Sutherland Avenue as a community centre. The use appeared to continue without the requisite planning permission and by 2016 the use had expanded to cover both the basement of 5-7 Sutherland Avenue and the basement of 346-348 Harrow Road.

Subsequently, permission was granted to the Asian Muslim Cultural Centre for the continued use for a temporary period of one year until 27th September 2017 subject to the following restrictions:

- personal permission,
- hours of use 05.00-00.00 daily,
- maximum capacity of 80,
- no amplified music or prayers,
- Sutherland Avenue to be used for emergency escape purposes only,
- Fosco Mews for emergency escape purposes and disabled access only,
- within 2 months, to provide a management plan, waste storage details and travel plan.

The condition requiring the submission of a management plan was not discharged and the community use has continued to operate since 2017 unlawfully and without the requisite planning permission.

The applicant describes the Asian Muslim Cultural Centre as a charitable organisation, which is intended to cater for the education, development and the unmet needs of the Muslim community living in the local community. The community centre provides educational and training facilities, particularly for women and young people along with religious teaching and prayer.

The applicant advises that the centre has been operating between the hours of 04.30 and 00.00 hours daily, with peak use between 18.00 and 20.00. The premises accommodates generally up to 80 people with Friday prayers (held in the early afternoon) attracting approximately 200 visitors. The applicant advises that early morning prayers attract significantly fewer persons with approximately 15-25 visitors.

In terms of access to the site, an external stairwell provides access from Sutherland Avenue, whilst on the Harrow Road there is an entrance between the neighbouring shop fronts, which appears to be utilised as the main entrance to the premises. The hours during which the community centre is used varies throughout the year as they are dependent upon when prayer time occurs, and this varies throughout the year. The applicant advises that the earliest prayers are at 04:30 hours (during summertime), with the latest starting at 23:00 hours (also during summertime).

The applicant's supporting statement is provided in the background papers to provide the applicant's full account of the purpose of the use and how it is operated.

9. DETAILED CONSIDERATIONS

9.1 Land Use

Since this application was submitted, the Use Classes Order has been updated. Given the timescales, the application has been considered against the current Use Class Order.

Loss of existing Uses at Basement Level

Given the location of both frontages of the application site within the Harrow Road East Local Centre, and as the site is also located within the North Westminster Economic Development Area (NWEDA), the relevant policies in terms of assessing the loss of the previous lawful uses of the basement floorspace are Policies 5 and 14 in the City Plan 2019 - 2040.

The proposal would result in the permanent loss of the ancillary retail floorspace at basement level below the shop units at Nos 5-7 Sutherland Avenue and Nos 346-348 Harrow Road, although it has not been in such ancillary retail use for many years given the unlawful use that has occurred.

Whilst the letting shop at No 5 seems to be vacant and has been so since at least 2012, it is apparent that it was occupied for a significant period of time after the 2006 permission was granted. No. 7 Sutherland Avenue (the mini supermarket) and the units along Harrow Road are in use and therefore it is evident that the loss of the ancillary floorspace at basement level has not rendered the ground floor units along Sutherland Avenue or Harrow Road unviable. Accordingly, it is considered that the change of use to a community centre, cultural centre and place of worship that has occurred has not adversely affected the parade, frontage or centre; nor has it jeopardised the long term occupation of the ground floor shop unit for retail purposes and therefore not be contrary to Policies 5 or 14 of the City Plan 2019 - 2040.

Proposed Use

Policies 5 and 17 in the City Plan 2019 - 2040 are relevant to the provision of new community infrastructure, such as the centre proposed. Policy 5 promotes the provision of new and improved social and community uses within the NWEDA and Policy 17 encourages the provision of new community infrastructure and places of worship where there is an identified need uses across the City.

Although it is apparent from representations made by objectors that some users of the centre travel to it by car and by bus, it is considered that the majority of users of the centre are local to the community centre. As such, there seems to be an adequate requirement for the centre and therefore accords with Policy 17 of the City Plan. Matters of the impacts of the use on the amenity of neighbours and the local highway network are addressed below but are considered to be adequately controlled and mitigated by the conditions and therefore the land use proposed is acceptable. A

In summary, subject to the recommended conditions set out in the draft decision letter appended to this report, the proposed community centre use is considered to be acceptable and would accord with the relevant land use policies in the City Plan 2019 - 2040.

9.2 Environment & Sustainability

Given the proposal does not include any external works, it would be unreasonable to request any features that accord with this.

9.3 Biodiversity & Greening

Given the proposal only relates to land use, it would be unjustified to withhold permission on these grounds.

9.4 Townscape, Design & Heritage Impact

The application does not propose any external alterations to the building and relates solely to the use being carried out at basement level.

9.5 Residential Amenity

Several residents have objected to the application to continue the use on the grounds of anti-social behaviour and noise disturbance as a result of large groups of people congregating outside the premises after they have attended the community centre. They have also objected on the grounds of the call to prayer being broadcast at 5am, waking residents. It should be noted that despite the objections received, the use has been operating in the manner proposed for some time now with very few complaints to the City Council's noise or planning teams.

Development that could result in a change to the amenity of neighbouring residents such as that of the proposals here must be found to be in accordance with policy 7 of the City Plan 2019 - 2040. The policy seeks to prevent unacceptable impacts in terms of losses

of daylight and sunlight, privacy and increases in sense of enclosure and overshadowing. Policy 33 is also relevant which seeks to make sure that quality of life and health and wellbeing of existing and future occupiers is protected.

To address the concerns raised by residents, a management plan has recently been submitted (and consulted on), and is provided within the background papers, which includes how the centre has been operating and how they plan to monitor the use. They have included the following protocols in order to manage any noise disturbance or obstruction of the public highway:

- No more than 80 visitors to the site at any one time, except on Friday afternoon when this can increase to 200
- Specific Hours of Operation
- Worshippers will be asked to arrive promptly – a couple of minutes prior to prayer commencement – and to enter the property immediately in order to avoid people congregating on the roadside or around the entrance. Upon completion of the prayer session, users will vacate the premises swiftly.
- An attendant will be sited at the doorway to welcome/usher in attendees whilst posters by the entrance/exit will also remind users.
- In terms of access, only the Imam/attendant has the key and can access the property. Worshippers will not attend without the presence of the Imam who is to arrive 10 minutes prior to prayer sessions to open the door so that users are not waiting outside.
- Worshipers and parents of minors if appropriate, will be reminded to exercise good neighbourly conduct.

As a point to note whilst the Fire Risk Assessment submitted by the applicant says that the site can accommodate 250 people to Friday prayers, this is purely in terms of fire safety and not what has been accepted by the applicant.

This management plan along with conditions in order to limit numbers, limit hours of operation and to limit access via the entrance on Harrow Road are considered to provide sufficient measures in which to minimise the impact on surrounding residents from comings and goings to the building.

In terms of noise disturbance, the use is confined to the basement which limits the potential for noise breakout and transference to neighbouring residential properties, as it is separated from residential properties in the same buildings by the retail uses at ground floor level. The potential for structure borne noise disturbance would be further reduced by the condition suggested above that would prevent the playing of amplified music or prayers within the premises.

As no external alterations are proposed the application will not result in any loss of light or sense of enclosure to nearby residents.

Given the above, the proposals are considered to accord with policies 7 and 33 of the City Plan 2019 - 2040 and therefore acceptable in amenity terms.

9.6 Transportation, Accessibility & Servicing

The proposal does not include any car parking, cycle parking and the drawings do not indicate any waste storage.

Policy 29 encourages all servicing provision to be provided on site, or if servicing is to be undertaken on street it must be demonstrated that it would not lead to adverse safety implications for pedestrians and/or vehicles or the obstruction of traffic. No off-street servicing is proposed for the development however it is considered that the largest regular service vehicle expected to be associated with this development in this location is the refuse collection vehicle. Given the nature and size of the use it is not expected that the associated servicing will have a significant adverse impact on the public highway.

Policy 27 states that parking standards in the London Plan will apply to all developments and therefore no car parking being proposed does not raise any concerns. The applicant indicates that the site will have a capacity of 80 people at any one time with up to 200 people attending spread out over the busiest day. In terms of the impact of the use in respect of parking demand, it is considered that this is adequately controlled during daytime hours by existing on-street parking restrictions, which can be enforced. The impact on residents parking after controls end in the early evening is more difficult to control. It is noted that a management plan has been submitted that contains measures that are likely to help reduce the impact of the proposal and therefore the proposal is in accordance with Policies 25 and 27 of the City Plan 2019 - 2040. The Highways Planning Manager has requested a travel plan to be secured by condition.

The London Plan requires 1 cycle parking space per 8 staff for the type of use proposed, which is expected to be secure and weatherproof. The proposals do not include any cycle storage internally given that the site area is at basement level and is awkward for bikes to be brought into. Whilst regrettable that no cycle parking is proposed given the majority of the residents are local and therefore likely within walking distance, the proposals are on balance acceptable.

With regards to waste storage, the details submitted are not in line with the council waste storage requirements which requires a dedicated area to waste storage with labelled facilities and therefore a condition is attached requiring these details.

Objectors have raised comments in regard to the impact visitors to the community centre have on the footpath of the public highway when congregating after leaving the centre. The principal highway issue with this is the obstruction it causes to other pedestrians using the footpath of the public highway. It is considered that the management plan goes some way to seeking to mitigate the impact of comings and goings to the site by not only restricting the maximum number to 80 people at any one time, except on Friday when 200 people would be allowed in the building, but also reminding worshippers to arrive promptly and to enter immediately therefore reducing congregating outside. The Management Plan also states that an attendant will be sited at the doorway to welcome worshippers and remind them of the above.

9.7 Economy including Employment & Skills

Not applicable

9.8 Other Considerations

Objections have been received in relation to fire safety. Following lengthy discussions with the London Brigade Fire Safety Officer it has been agreed that the site can safely accommodate 80 people in attendance, except on Friday when this jumps to 200.

9.9 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.10 Planning Obligations & Pre-Commencement Conditions

Planning obligations are not relevant in the determination of this application.

9.11 Assessment of Planning Balance

Not applicable.

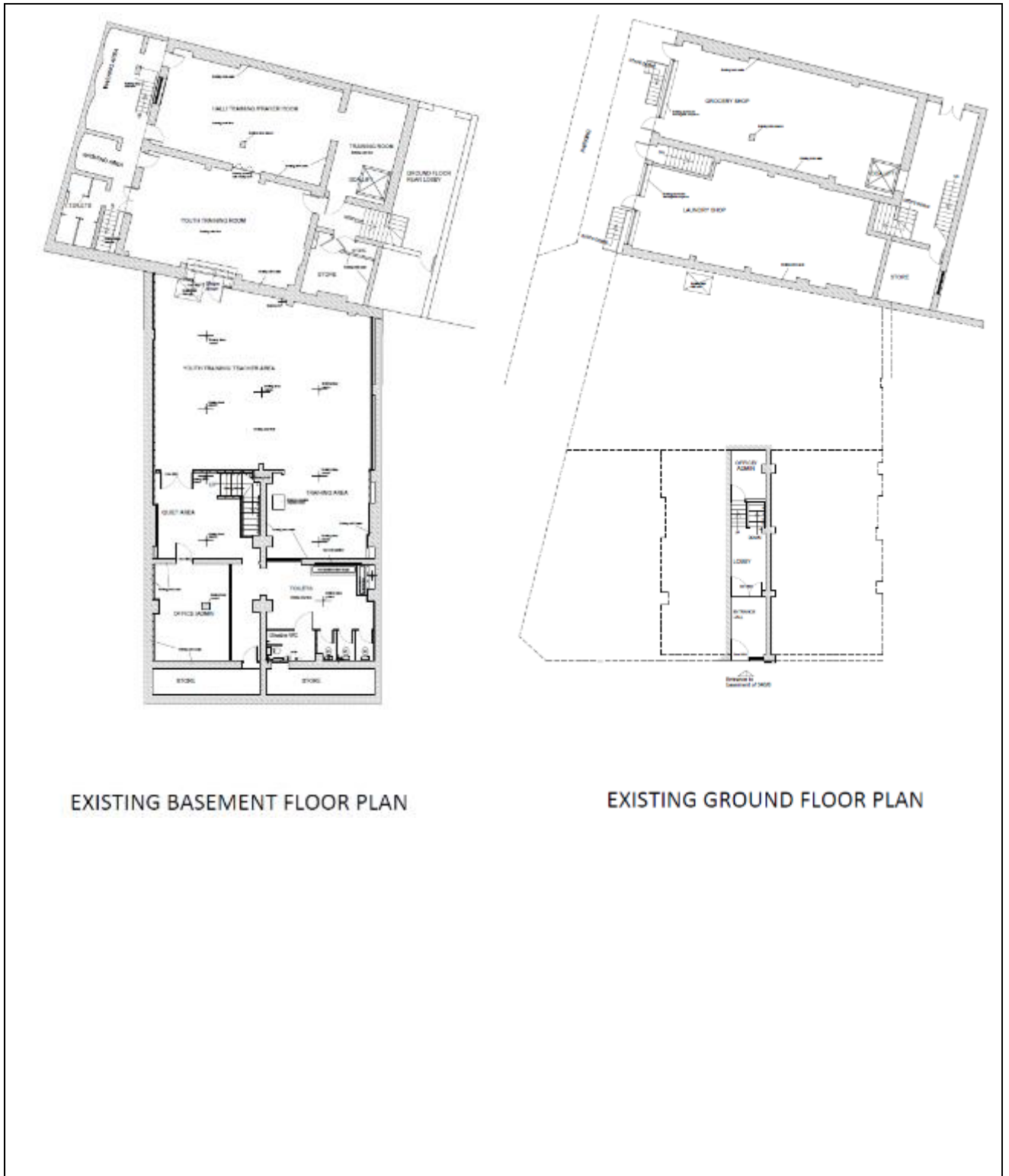
10. Conclusion

Accordingly, the proposal is considered acceptable and would be consistent with the relevant policies in the City Plan 2019-2040 and London Plan 2021. It is recommended that planning permission is granted, subject the conditions listed at the end of this report, which are necessary to make the development.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

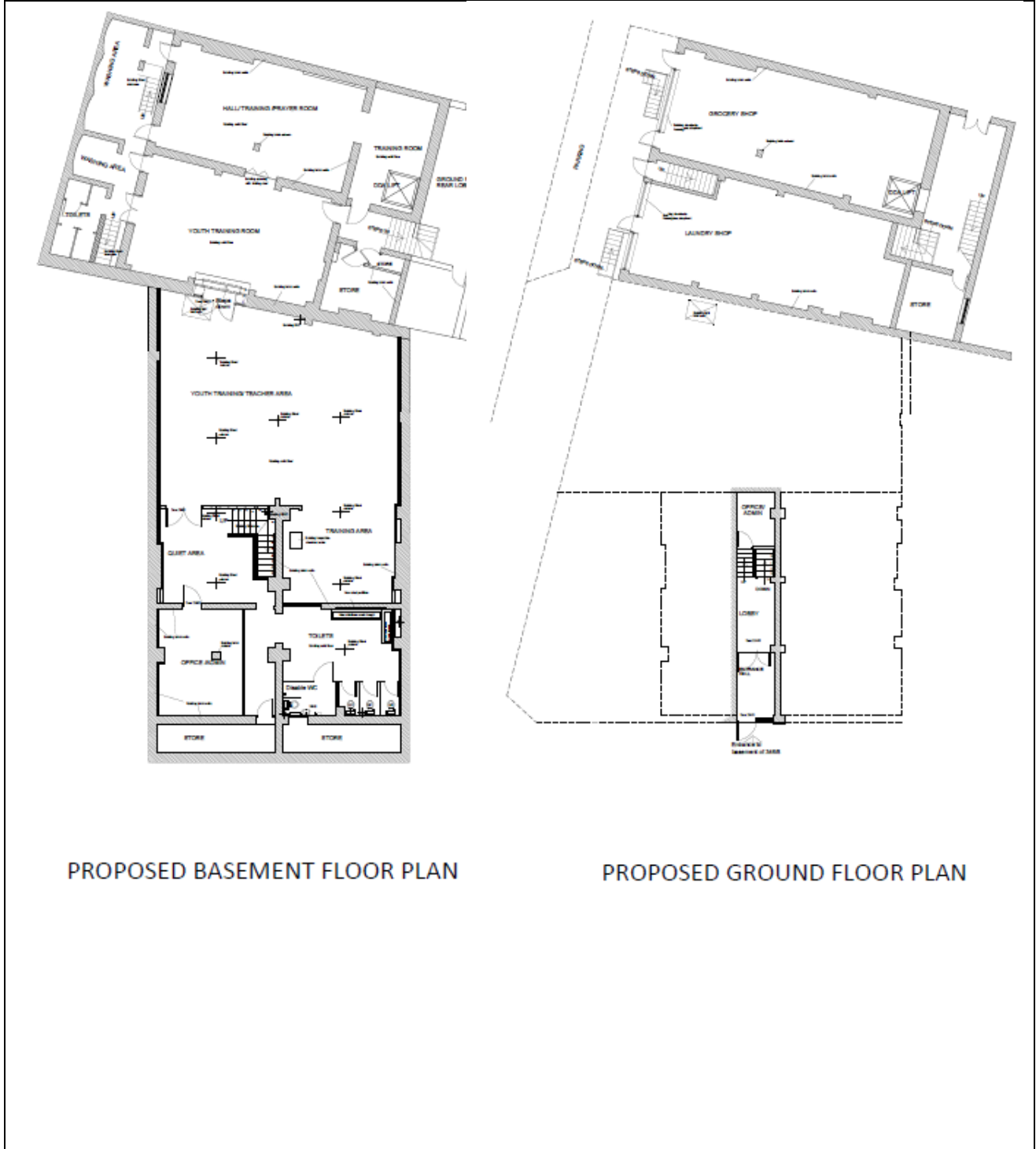
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: KIMBERLEY DAVIES BY EMAIL AT kdavies1@westminster.gov.uk

11. KEY DRAWINGS



EXISTING BASEMENT FLOOR PLAN

EXISTING GROUND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

DRAFT DECISION LETTER

Address: 5 Sutherland Avenue, London, W9 2HE

Proposal: Use of basement floors of Nos.5-7 Sutherland Avenue and Nos.346-348 Harrow Road as a community centre and place of worship (sui generis)

Reference: 19/02907/FULL

Plan Nos: SP01, PL01, PL02a, Supporting Statement dated April 2019 and Community Centre Management Plan dated September 2023.

Case Officer: Frederica Cooney

Direct Tel. No. 07866037206

Recommended Condition(s) and Reason(s)

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

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

- 2 Except for Friday prayers on Friday afternoon where you must not allow more than 200 people into the basement centre, at all other times you must not allow more than 80 people into the basement centre at any one time.

Reason:

To protect the and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 3 No amplified music or prayers shall be played on the premises.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 4 The basement centre use hereby approved shall only be accessed via the entrance on Harrow Road. The entrance in Sutherland Avenue shall only be used as a means of emergency escape in the event of emergency. The access on Foscothe Mews shall only be used as a means for disabled access or as a means of escape in the event of emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 5 You must adhere to the Community Centre Management Plan dated September 2023 hereby approved at all times.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 6 Users and visitors of the community centre shall not be permitted within the premises before 04:30 or after 00:00 hours (midnight) each day. (C12AD)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 7 You must apply to us for approval of details of how waste is to be stored on site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then provide the waste and recycling storage prior to occupation of the development and thereafter permanently retain the stores according to these details. You must clearly mark the stores and make them available at all times to everyone using the community centre. (C14ED)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 HIGHWAYS LICENSING:, Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at www.westminster.gov.uk/guide-temporary-structures., , CONSIDERATE CONSTRUCTORS:, You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk., , BUILDING REGULATIONS:, You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.