
Location	165-167 High Road, London, NW10 2SG
Description	Variation of conditions 5b (requiring windows of the ground floor D1 use only to be closed at all times) and 6 (to allow operating hours 10am to 10pm Monday-Saturday & 10am-8pm Sunday) for community use (class D1) of planning permission 08/2472 granted 22/10/2009 for conversion of first and second floor from offices (Use Class B1) to D1 community use with ancillary office space to ground and first floor and 3 (2x2, 1x1 bedroom) self-contained flats to second floor, replacement of external staircase from ground to first floor and repositioning of ground floor entrance doors (CAR FREE SCHEME) and subject to a Deed of Agreement dated 15th October 2009 under Section 106 of the Town and Country Planning Act 1990, as amended

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The applicants have provided further information about the uses which are proposed in the ground floor D1 unit, this should not be considered as a definitive list however the information gives a realistic idea of the proposed level of activity.

Monday to Friday - 10am to 6pm - Community Activities (Senior Citizens and After School Club)

- 7pm to 10pm - Choir Practice/Department Discussions/Conferences

Saturday - 10am to 1pm - Saturday Supplementary School

- 1pm to 8pm - Community Cohesion Programmes

Sunday - 10am to 8pm - Learning Zone

This information generally corresponds with that given in the original approval for the D1 use and does not raise any additional concerns about the impact of the proposed hours of opening.

In terms of potential noise from the development, Condition 5 which is the subject of this application requires no noise generated within the premises to be audible at the boundary. Officers consider that this particular condition is applicable to the D1 use at ground floor and that this would satisfactorily ensure that there are no adverse noise implications from this use.

Condition 4 of the parent application (08/2472) requires that noise generated does not exceed the background noise level at the boundary, this is applicable to the first and second floors (office and residential uses). This is a condition which must be discharged meaning that further information is required and officers can ensure that details are acceptable.

It is considered that the combination of these two conditions would ensure that neighbouring amenity is protected.

Conditions

The council's Solicitor has advised that all other conditions from the parent application (08/2472) be reattached to this permission verbatim.

Recommendation: Remains approval