

Application ref: 2023/2430/P  
Contact: David Peres Da Costa  
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Date: 30 August 2023

**Development Management**  
Regeneration and Planning  
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Boyer Planning  
2nd Floor 24 Southwark Bridge Road  
London  
SE1 9HF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**527 Finchley Road**  
**London**  
**Camden**  
**NW3 7BG**

Proposal:

Erection of temporary single-storey modular classroom (Class F1) with associated canopy, security gates and fencing adjacent to car park at rear of existing school for a period of 3 years and relocation of existing cycle store.

Drawing Nos:

Existing drawings: P235-PL01 Rev -; Topographical Site Plan 0287; 2213 / P / 600; 2213 / P / 601; 2213 / P / 602 Rev A

Proposed drawings: 2213 / P / 611 Rev B; 2213 / P / 612 Rev D; HD13313/01 Rev C; 2213 / P / 614

Supporting documents: Transport statement prepared by Markides Associates dated 25/05/2023; BRUKL calculations dated 17/05/23; ENERGY & SUSTAINABILITY STATEMENT prepared by XCO2 dated May 2023; Planning statement prepared by Boyer Planning dated June 2023; DRAINAGE STRATEGY TECHNICAL NOTE prepared by Odyssey dated May 2023; Tree Survey Schedule prepared by Aspect Arboriculture dated May 2023; Tree Constraints Plan 11749 TCP 01; Plan View Slewing Path prepared by Southern Cranes dated 9/05/23; DAYLIGHT AND SUNLIGHT SUMMARY prepared by Point 2 dated 30th June 2023; 6570-1005 P2; 6570-1010 P1; Vinyl wrap wood

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 shall be carried out in accordance with the following approved plans:

Existing drawings: P235-PL01 Rev -; Topographical Site Plan 0287; 2213 / P / 600; 2213 / P / 601; 2213 / P / 602 Rev A

Proposed drawings: 2213 / P / 611 Rev B; 2213 / P / 612 Rev D; HD13313/01 Rev C; 2213 / P / 614

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

- 2 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 plans, elevations and sections at 1:50 of canopy, fence and gates;

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 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The modular classrooms hereby permitted are for a temporary period only and shall be removed on or before 31st August 2026.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times

08:00 to 18:00 Mondays to Fridays and shall not be carried out on weekends or Bank Holidays.

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

- 5 The windows facing towards the gardens of 2 and 4 Parsifal Road shall be obscure glazed and non opening and shall be retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to first use of the modular classrooms, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. Such strategy shall provide details of all external lighting fixtures and fittings and shall demonstrate how their design, location and specification has taken account of nature conservation and reducing light spillage. The development shall not be used until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To conserve biodiversity by minimising light pollution in accordance with the requirements of policy A1 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The fire exit doors in the south elevation (facing towards the gardens of 2 and 4 Parsifal Road) hereby approved shall only be used in emergencies.

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

- 8 Prior to first use of the modular classrooms, details of secure and covered cycle storage area for 30 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained 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.

- 9 The sustainable urban drainage system set out in the Drainage Strategy Technical Note dated May 2023 hereby approved shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to the removal of the modular classrooms, details of hard and soft

landscaping for the area adjacent to the boundary wall with Parsifal Road, shall be submitted to and approved by the local planning authority in writing.

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 removal of the modular classrooms.

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, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 This permission does not grant approval for any plant and you are reminded to apply for planning permission for air source heat pumps / VRF or similar and that such an application would need to be accompanied by an acoustic assessment carried out by a suitably qualified and competent consultant with reference to the noise and vibration thresholds in Appendix 3 of the Camden Local Plan and conforming to the relevant British standards.
- 5 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](http://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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer