

Application ref: 2023/0518/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 13 September 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

PPM Planning Limited  
185 Casewick Road  
West Norwood  
London  
SE270TA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**St Marys Church Hall**  
**York Rise**  
**London**  
**Camden**  
**NW5 1SB**

Proposal:

Change of use from community hall (use class F2) to primary school (use class F1) and associated alterations to facade and external areas.

Drawing Nos: 688\_PL012 rev A, 688\_PL010 rev A, 688\_PL041, 688\_PL400 rev A, 688\_PL110 rev A (plan), 688\_PL201 rev A, 688\_PL401 rev A, 688\_PL001 rev A, 688\_PL011 rev A, 688\_PL040, 688\_100, 688\_102, 688\_103, 688\_400 rev B, TPP Consulting Wildwood Nature School Transport Statement January 2023, Wildwood Nature School Travel Plan August 2023, Design & Access Statement Wildwood Nature School September 2022 Revision B Issued for Planning, Wildwood Nature School Draft Operational Management Plan, Flood Risk Assessment Wildwood Nature School February 2023.

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: 688\_PL012 rev A, 688\_PL010 rev A, 688\_PL041, 688\_PL400 rev A, 688\_PL110 rev A (plan), 688\_PL201 rev A, 688\_PL401 rev A, 688\_PL001 rev A, 688\_PL011 rev A, 688\_PL040, 688\_100, 688\_102, 688\_103, 688\_400 rev B, TPP Consulting Wildwood Nature School Transport Statement August 2023, Wildwood Nature School Travel Plan January 2023, Design & Access Statement Wildwood Nature School September 2022 Revision B Issued for Planning, Wildwood Nature School Draft Operational Management Plan, Flood Risk Assessment Wildwood Nature School February 2023.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 4 Cycle parking for 6 spaces shall be provided in accordance with the approved drawings prior to first occupation, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Change of use of the ground floor from a community hall (Use class F.2) to primary school (Use class F.1) and associated alterations to facade and external areas. There are two existing residential flats above the proposed school, and one to the rear of the site at basement level, which do not form part of the application.

The site falls within the Dartmouth Park Neighbourhood Forum/Plan area, and the Dartmouth Park Conservation Area, however the building is noted in the conservation appraisal as being of little architectural merit.

The proposal involves the change of use of an existing church hall associated to nearby St Mary Brookfield on Dartmouth Park Road, from a community hall to a forest school for primary aged children. The existing community hall has been used historically by York Rise Nursery which has now closed, and for a range of other community uses which have dwindled over the years or

relocated. The principle of the change of use from a community hall to a school is acceptable in policy terms, particularly because the use of the property as a school would ensure the viability of the hall remaining open and in good repair for community use in the evenings, weekends and school holidays. A Community Use Plan would be secured via a section 106 legal agreement.

The primary school, Wildwood Nature School, would be a private school offering a number of places free to children from disadvantaged backgrounds. The school would initially have 20 pupils (20% of these places free and for those from disadvantaged backgrounds or those struggling in mainstream education). The number of spaces will increase by 5 each year until a capacity of 40 students is reached in the fifth year of operation. At this point 30% of places will be free. 50% of school hours will be spent off-site at nearby green locations such as Hampstead Heath and Queen's Wood which would reduce disturbance to neighbouring properties.

A reoccurring consultation comment was in relation to the context of local primary schools closing and the reduced demand for school places. Officers accept that there is no need for a new school as there are already sufficient school places in the area, however there is no planning policy basis for resisting a school on grounds that need is already met. While the reduced demand for primary schools is recognised, the proposal would be a niche educational offering (majority private spaces in a forest school), and therefore is not considered likely to contribute to the further decline of demand for local school spaces. The new nature school is considered to be in line with London Plan policies that encourage diversification of school provision and use by the wider community outside school hours.

The modest size of the school means the change of use would not generate an excessive number of parent drop-off and pick up trips. The school will discourage transport by private vehicles and a Transport Plan will be secured by section 106 legal agreement to ensure commitment to public transport and active travel. The scheme will also be car free (via section 106 legal agreement) in terms of staff/business vehicles, not benefitting from any on street parking permits.

In light of the above measures to discourage use of private vehicles, Transport officers consider that the proposal is considered acceptable in transport terms. The provision of the 6 cycle parking spaces would be secured by condition.

## 2 Continued.

The property benefits from a modest front forecourt which will be re-landscaped, and some limited space to the side and rear of the building. A new slatted vertical timber boundary fencing will be erected at the front of the site with associated planters and built in seating inside the forecourt. The changes are considered to make the area secure for use by children, and to enhance the front of the property which is currently an open area of hardstanding with limited greenery. The design will incorporate a bin and bike storage, as well as private access and bin storage area for the residential units above. The side passage to the south will be used as an outdoor classroom area. The changes are considered to enhance and protect the character of the area, improving

and greening the appearance of the property.

The development is within a local flood risk zone and would offset any increased susceptibility of flooding (due to increased foul water) by installing two rainwater butts and erecting 10.5sqm of new raised planting beds at the front of the site. The submitted Flood Risk Assessment outlines the flood response plan to protect the school and its users.

The area is predominantly residential. The site is bounded by properties on Laurier Road to the south, residential flats 32 York Rise to the north, and a large open site to the rear, historically Mansfield Bowling Club, on which there is a current live planning application for a care home. Within the building itself there are two flats on the first floor and one flat to the rear of the site at basement level. The physical modifications to the external areas are not expected to have any negative impact on outlook, privacy or light levels to any of the adjoining properties.

The use of the site as a primary school is not considered hugely dissimilar in nature to the previous use of the property from 1991 to 2022 as a daycare nursery, and any noise disturbance is considered likely to be of a similar nature. Despite this the impact will be different as the children would be older and once the school is established after 5 years the intake may potentially double that of the former nursery. Despite this, Wildwood Nature School is a forest school and therefore substantial time spent offsite at various green spaces in the locality is a key part of the educational programme. Once a week the whole day will be spent off site. When children are on site, the side passageway would only be used as an external classroom for a maximum of 10 children at any one time between the hours of 10am-12pm or 1pm-3pm, with noisier activities taking place inside the hall. The school are not proposing to add any external plant or machinery on site that will increase ambient noise levels. During the summer holidays and at weekends, when people are most likely to use their gardens, the school will not be open, however the hall will still be open to community use and hire by local groups. For the reasons stated above, periods of noise disturbance on site will be limited and the proposal is therefore considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection was received which has been considered and addressed in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, C2, D1, D2, T1 and T2 of the Camden Local Plan 2017 and policy CM1 of the Dartmouth Park Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 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.
- 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.

- 6 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.
- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 8 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.

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.](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