

Application ref: 2021/3974/P
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Development Management
Regeneration and Planning
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planning@camden.gov.uk

www.camden.gov.uk/planning

Aedificabo Limited
Vaughan House
46 Francis Street
London
SW1P 1QN
England

Dear Sir/Madam

. DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**St Patricks Primary School
School House
Holmes Road
London
NW5 3AH**

Proposal:

The demolition of the (former) caretaker's house and shed to create an additional hardstanding area and works to the front boundary treatment including the installation of a 4m high mesh fence.

Drawing Nos: S2172/01; S2172/02; S2172/03 Rev 3; S2172/04; Design and access statement prepared by Aedificabo Limited dated August 2021

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;

S2172/01; S2172/02; S2172/03 REV 2; S2172/04

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 of the London Borough of Camden Local Plan 2017.

- 4 The demolition hereby approved shall divert 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to completion of demolition, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing, such details to include the permeability of the new tarmac hard standing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity of the area and to ensure that the development does not increase surface water run-off in the area in accordance with the requirements of policies A2, A3, CC3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The application site is a primary school located within the Kentish Town Neighbourhood. The site is not listed and it is not located within a conservation area.

The proposal would include the demolition of the former caretaker's house and an existing shed. The latter is no longer in use as a caretaker's house and the shed is not needed. Both are in a poor condition and there are no objections on

land use or design grounds for their retention.

The removal of the shed and the former caretaker's house would facilitate the creation of a durable hardstanding area for use by the school. The new area of hardstanding would be enclosed, including by a 4m high metal mesh fence along part of the boundary on Raglan Street. It would also include a gate which would enable access by service vehicles to the rear of the existing school building, for emergency services or maintenance vehicles, for example. No changes are proposed to the access onto Raglan Street and there would be no change to visibility of users of Raglan Street, and hence the safety of the highway.

It is noted that the proposed fence would be 4m in height and it would be visible from the streetscene and neighbouring properties. However, it is considered that, due to the educational use of the site and the proposed scale, design and materials of the fence, which would be similar to the fence on other parts of the boundary, it would maintain the character and appearance of the school. The site has plants and trees which are of amenity, biodiversity and landscape value. A condition to require the provision of an appropriate amount of new landscaping is therefore considered appropriate. Within the condition, details of the permeable surface of the new hardstanding are also required to be provided and retained in accordance with the Council's policy for sustainable drainage.

In line with Policy CC1, the Council would expect proposals involving demolition to re-use and recycle materials on site. As a result, a condition is attached to ensure that, prior to the completion of demolition, evidence is submitted to the Council demonstrating that 95% of the waste would be diverted from landfills and either comply with the Institute for Civil Engineer's Demolition Protocol or reuse materials on-site or salvage appropriate materials to enable their reuse off-site.

Given the size, siting and design of the proposals, it is not considered that there would be any adverse impacts upon the amenity of any neighbouring properties in terms of loss of light, privacy or overlooking.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC3, D1 and T3 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Forum. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 The construction delivery hours should be restricted to 09.30 - 15.00, with possibly recommencement between 15.30 - 16.30 depending on school hours (i.e. no deliveries when pupils are arriving and leaving the school) All vehicles should exit the site in forward gear when possible.
- 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) 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer