

Application ref: 2023/4473/P
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Date: 27 October 2023

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Boyer Planning
120 Bermondsey Street
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SE1 3TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
527 Finchley Road
London
NW3 7BG

Proposal:

Details of canopy, fence and gates required by condition 2 of planning permission 2023/2430/P dated 30/08/2023 for 'Erection of temporary single-storey modular classroom (Class F1) at rear of existing school for a period of 3 years and relocation of existing cycle store'.

Drawing Nos: 2213 / P / 617; Canopy proposal V3/ 16.10.23 (6 pages) prepared by Portakabin

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

The fence would be timber 'feather edged' fencing with a pair of lockable gates. The height of the fence is in accordance with the approved plans. The canopy would have two roof sections sloping towards a central gutter. The maximum height of the canopy is in accordance with the approved plans. The canopy would have an aluminium frame finished in white with polycarbonate roof

panels. In the absence of foundations, the canopy uprights would be supported by steel planters filled with concrete. The canopy is provided by Portakabin and the specifications refer to it being removed at the end of the modular classroom hire period. The details of the canopy are consistent with the design of the temporary modular classroom and are therefore considered acceptable.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 10 (landscaping) of planning permission granted on 30/08/2023 reference 2023/2430/P are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for condition 6 (lighting strategy) and these are being assessed.

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

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

Daniel Pope
Chief Planning Officer