

Application ref: 2022/4274/P
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Date: 15 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
www.camden.gov.uk/planning

Dow Jones Architects
Units 1-5
11 Sancroft Street
Kennington
London
SE11 5UG
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 Mary The Virgin Church
Elsworthy Road
London
Camden
NW3 3DJ

Proposal:

Removal of existing front single storey elements and erection of a new two storey front extension to be used as an education and support facility for young people; provision of bicycle stores on north elevation and replacement steps to transept door.

Drawing Nos: 430-00: 050 (Site Location Plan), 100 (Ground Floor Plan Proposed), 101 (Ground Floor Plan Proposed), 110 (First Floor Plan Proposed), 120 (Roof Plan Proposed), 201 (South Elevation Proposed), 211 (East Elevation Proposed), 221 (North Elevation Proposed), 231 (West Elevation Proposed), 301 (Section AA Proposed), 321 (Section BB Proposed), 331 (Section CC Proposed), 341 (Section DD Proposed), 351 (Section EE Proposed)

430-01: 055 (Site Location Plan), 100 (Existing Ground Floor Plan), 101 (Existing Ground Floor Plan), 200 (Existing North Elevation), 210 (Existing East and West Elevations), 220 (Existing South Elevation), 300 (Existing Section AA)

430-21: 300 (East and North Elevation Facade Details), 310 (South Elevation Facade Detail)

430-68: 100 (Ground Floor Plan Fire Arrangements), 110 (First Floor Plan Fire

Arrangements)

Construction Management Plan (Dow Jones Architects - 05/10/2022), Design & Access Statement (Dow Jones Architects - 05/10/2022), Mary's Operational Statement (September 2022), Transport Statement (Dow Jones Architects), Mary's Travel Plan (21/06/2022), Heritage Statement (Iceni - May 2022), Energy Statement (EEABS - 21/07/2022), Heritage Statement (Dow Jones Architects - 05/10/2022), Tree Survey & Impact Assessment (Rootcause - 24/09/2021), Tree Pruning Estimations (Rootcause - 20/12/2022)

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 drawings / documents:

430-00: 050 (Site Location Plan), 100 (Ground Floor Plan Proposed), 101 (Ground Floor Plan Proposed), 110 (First Floor Plan Proposed), 120 (Roof Plan Proposed), 201 (South Elevation Proposed), 211 (East Elevation Proposed), 221 (North Elevation Proposed), 231 (West Elevation Proposed), 301 (Section AA Proposed), 321 (Section BB Proposed), 331 (Section CC Proposed), 341 (Section DD Proposed), 351 (Section EE Proposed)

430-01: 055 (Site Location Plan), 100 (Existing Ground Floor Plan), 101 (Existing Ground Floor Plan), 200 (Existing North Elevation), 210 (Existing East and West Elevations), 220 (Existing South Elevation), 300 (Existing Section AA)

430-21: 300 (East and North Elevation Facade Details), 310 (South Elevation Facade Detail)

430-68: 100 (Ground Floor Plan Fire Arrangements), 110 (First Floor Plan Fire Arrangements)

Construction Management Plan (Dow Jones Architects - 05/10/2022), Design & Access Statement (Text only, not drawings) (Dow Jones Architects - 05/10/2022), Mary's Operational Statement (September 2022), Transport Statement (Dow Jones Architects), Mary's Travel Plan (21/06/2022), Heritage Statement (Iceni - May 2022), Energy Statement (EEABS - 21/07/2022), Heritage Statement (Dow Jones Architects - 05/10/2022), Tree Survey & Impact Assessment (Rootcause - 24/09/2021), Tree Pruning Estimations (Rootcause - 20/12/2022)

Reason:

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

- 3 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 sections at 1:10 of all windows (including glazing, jambs, head and cill), external doors, and metalwork on the front elevation;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 and appearance of the Primrose Hill Conservation Area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use of the extension hereby permitted shall be limited to 09:00 - 23:00 Mondays to Saturdays and 09:00 - 19:00 Sundays & Bank Holidays only

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of secure and covered cycle storage area for 8 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.

- 7 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. [All such details shall be permeable] 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 sustainability, biodiversity, visual amenity and character of the area in accordance with the requirements of policies A3, D1, D2 and CC3 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 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.

- 4 The planning permission hereby granted shall be in accordance with the numbered drawings listed above and in condition 2 above and not the drawings in the Design & Access Statement. Furthermore, you are advised that any external plant to be installed at the site should be subject to a separate planning application.

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