

Application ref: 2024/1391/P  
Contact: Catherine Bond  
Tel: 020 7974 2669  
Email: Catherine.Bond@camden.gov.uk  
Date: 18 June 2024

**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)

Baily Garner LLP  
146-148 Eltham Hill  
London  
SE9 5DY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Rhyl Primary School**  
**7-31 Rhyl Street**  
**London**  
**NW5 3HB**

Proposal:

Replacement of tarmacadam playground surface with permeable tarmacadam, in association with removal of tree roots and repairs and upgrades to drainage to minimise flood risk.

Drawing Nos: Site Location Plan; T06 rev 01 - Proposed Playground Works Plan; Design and Access & Heritage Statement.

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-

Site Location Plan; T06 rev 01 - Proposed Playground Works Plan; Design and Access & Heritage Statement.

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission (delegated):

This application seeks approval for the replacement of the tarmac playground surface with a permeable tarmac, in association with the removal of tree roots and repairs and upgrades to drainage to minimise flood risk. The application site is a grade II listed three-storey brick-built Board School, now a Primary School and Nursery, dating from 1897-98 and designed by T J Bailey for the School Board for London. The school benefits from a generous outdoor playground space and is situated in the West Kentish Town Conservation Area.

A condition survey has identified defects in the playground surface and associated underground drainage in isolated areas within the curtilage of the grade II listed building. The damage has been caused by tree root action to the south of the main school building. It is therefore proposed to take up the existing tarmac surface, remove tree roots without impacting on existing trees, to jet-clean the drains to remove debris and to allow for their lining as a future-proofing measure, and to resurface the playground with a permeable tarmac to aid drainage into the soil. The works will relieve the existing drainage system and minimise the risk of flooding in the playground, thereby preventing damage from water ingress to the fabric of the school building.

It is considered that the proposed works will cause no harm to the special interest of the grade II listed building or to the character and appearance of the West Kentish Town Conservation Area. There will be no impacts arising from the proposals on neighbouring amenity.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. West Kentish Town CAAC was consulted, and responded raising no objection on 02 June 2024. The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, together with its setting, and the character and appearance of the conservation area, under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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)

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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