

Rob Goss
Barron & Smith Architects
3A Maltings Place
169 Tower Bridge Road
LONDON
SE1 3JB

Application Ref: **2013/8225/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974

31 March 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Councils Own Permission Under Regulation 3 Granted

Address:

**Gospel Oak Nursery School
Savernake Road
London NW3 2JT**

Proposal:

Erection of single storey extension to southeast, north and north east elevations of existing nursery building (Class D1) and associated alterations to existing windows and doors to create additional educational space.

Drawing Nos: 13-1-1011EYBAS-DR-A 068 P1, 13-1-1011EYBAS-EL-A 063 P1, 13529-103-4_GEO A1, 13259-103_3DT, 14-1-1011-DA-01, 13-1-1011 BAS-PL-A 061 P1, 13259-103-3_G, 13259-103-3_E_S, 13-1-1011EYBAS-EL-A 063 P1, 13529-103-4_GEO A1, NPS/GOP/AIA/01B, Planning Statement, 140361/GIR1, Travel Plan, Education Statement, Contamination Statement, 13-1-1011EYBAS-EL-A 065 P1, 13-1-1011EYBAS-PL-L 062 P2, 13-1-1011EYBAS-SE-A 064 P1, 13-1-1011EYBAS-PL-A 067 P1, 13-1-1011EYBAS-PL-A 066 P1.

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:

13-1-1011EYBAS-DR-A 068 P1, 13-1-1011EYBAS-EL-A 063 P1, 13529-103-4_GEO A1, 13259-103_3DT, 14-1-1011-DA-01, 13-1-1011 BAS-PL-A 061 P1, 13259-103-3_G, 13259-103-3_E_S, 13-1-1011EYBAS-EL-A 063 P1, 13529-103-4_GEO A1, NPS/GOP/AIA/01B, Planning Statement, 140361/GIR1, Travel Plan, Education Statement, Contamination Statement, 13-1-1011EYBAS-EL-A 065 P1, 13-1-1011EYBAS-PL-L 062 P2, 13-1-1011EYBAS-SE-A 064 P1, 13-1-1011EYBAS-PL-A 067 P1, 13-1-1011EYBAS-PL-A 066 P1.

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

- 3 The flat roof of the rear extension hereby approved shall not be used as a roof terrace and access onto the roof shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 No development shall take place until full details of hard and soft landscaping, including replacement tree planting along the street frontage, and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. 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 and character of the area in accordance

with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

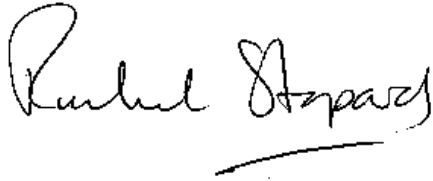
Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.