

Mr Michael Coggin  
Meridian Architectural LLP  
29 Samwell Way  
Northampton  
Northamptonshire  
NN4 9QJ

Application Ref: **2013/0455/P**  
Please ask for: **Rachel Miller**  
Telephone: 020 7974 **1343**

25 March 2013

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:

**Fleet Primary School  
Fleet Road  
London  
NW3 2QT**

Proposal:

Demolition of existing building and replacement with a single-storey modular building with cedar cladding and aluminium framed double glazing units.

Drawing Nos: M-1302/U/01, M-1302/U/02, M-1302/U/03, M-1302/P/01A, M-1302/P/02A and M-1302/P/03.

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: M-1302/U/01, M-1302/U/02, M-1302/U/03, M-1302/P/01A, M-1302/P/02A, M-1302/P/03.

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

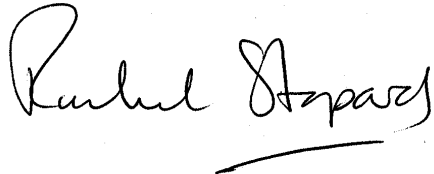
Informative(s):

- 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.
- 3 The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving our heritage) and CS16 (Improving Camden's health and well-being) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP15 (Community and leisure uses), DP16 (The transport implications of development), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and Vibration) and DP29 (Improving access). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- The proposed new multi-space building would be an improvement on the existing building. The proposals would preserve the character and appearance of the conservation area without compromising the amenities of neighbouring properties.

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](http://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 survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.