

Mr Mark Graham  
Watts Group PLC  
1 Great Tower Street  
London  
EC3R 5AA

Application Ref: **2012/3036/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

7 September 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:

**Beckford Primary School  
Dornfell Street  
London  
NW6 1QL**

Proposal:

External additions and alterations to include the renewal of slate roof and rooflights to existing dining hall, part demolition and erection of boundary wall to Broomsleigh Street elevation and widening of existing gateway to Dornfell Street elevation of existing primary school (Class D1)

Drawing Nos: 116246/BECK/01B; 03A; 04A; 06A; 08A; 10A 11A; 13; 14; 15; 16; 17; 18; MMD-304711-S-DR-XX-XX-0001 P1, 0002 P1; Heritage, Design and Access Statement produced by Watts dated 06/06/2012 (ref SEB/MG/DH/116246); Emails from Mark Graham of Watts dated 06/08/2012 and 07/08/2012.

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 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 CS14 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 116246/BECK/01B; 03A; 04A; 06A; 08A; 10A 11A; 13; 14; 15; 16; 17; 18; MMD-304711-S-DR-XX-XX-0001 P1, 0002 P1; Heritage, Design and Access Statement produced by Watts dated 06/06/2012 (ref SEB/MG/DH/116246); Emails from Mark Graham of Watts dated 06/08/2012 and 07/08/2012.

Reason:

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

- 4 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 to the satisfaction of the Council. Details (arboricultural method statement) shall be submitted to and approved by the Local Planning Authority before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to design, demolition and construction".

Reason: To ensure that the Council may be satisfied 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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

#### 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 2363).

- 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 CS5 Managing the impact of growth and development; CS15 Protecting and improving our parks and open spaces and encouraging biodiversity and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 Securing high quality design; DP26 Managing the impact of development on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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