

Mr Graham Pratt  
Petch and Fermaud Architects  
31 Windmill Street  
London  
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United Kingdom

Application Ref: **2012/1703/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

31 August 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:

**Collingham Gardens Nursery  
Henrietta Mews  
London  
WC1N 1PH**

Proposal:

Erection of single storey extension to side elevation of children's nursery (Class D1), following demolition of existing pergola and the installation of 12x rooflights to the existing building.

Drawing Nos: Site Location Plan; 791.02; 03; 04; 05; 06; 07; 08; Planning Statement by Petch & Fermaud dated March 2012; Construction Method 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 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: Site Location Plan; 791.02; 03; 04; 05; 06; 07; 08; Planning Statement by Petch & Fermaud dated March 2012; Construction Method Statement

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

- 4 No development shall take place until details of a programme of archaeological work, in accordance with a written scheme of investigation, have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To secure the provision of archaeological investigation and the subsequent recording of any remains prior to development, in accordance with policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) A large scale section showing the relationship of any excavation for the proposed extension to the foundations of the boundary wall with St Georges Garden.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) 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 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 Reasons for granting permission.

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) CS10 Supporting community facilities and services, CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP15 (Community and leisure uses), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP31 (Provision of, and improvements to, open space, sport and recreation). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.
- 5 There are a number of grave stones around St George's Gardens, the applicant is encouraged to seek the relocation of the grave stone adjacent to the boundary wall to St George's Gardens if possible.

### **Disclaimer**

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