

Ms Jenny Bruce
Boyer Planning
Boyer Planning
83 Blackfriars Road
London
SE1 8HA

Application Ref: **2012/2824/P**
Please ask for: **Alan Wito**
Telephone: 020 7974 **6392**

31 July 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:

Heathside Preparatory School and Heath Street Baptist Church
84A Heath Street
London
NW3 1DN

Proposal:

Alterations associated with the reconfiguration of shared church and school space (Class D1) including the erection of a single storey rear extension.

Drawing Nos: Site Plan/600GA_SP (May 2012); Existing Lower Ground Floor Plan (June 2012); Proposed Lower Ground Floor Plan (18 July 2012); Skylight Detail/601GA_RF (May 2012); Lower Ground Floor Detail 1&2 (18 July 2012); Skylight Detail/601GE_04 (May 2012); Lower Ground Floor Detail 3/572_GAB1 (Rev. 07 May 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan/600GA_SP (May 2012); Existing Lower Ground Floor Plan (June 2012); Proposed Lower Ground Floor Plan (18 July 2012); Skylight Detail/601GA_RF (May 2012); Lower Ground Floor Detail 1&2 (18 July 2012); Skylight Detail/601GE_04 (May 2012); Lower Ground Floor Detail 3/572_GAB1 (Rev. 07 May 2012);

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

- 3 A Sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 4 The new window on the north elevation and the existing window on the east elevation, as denoted on approved plans 'Proposed Lower Ground Floor Plan (18 July 2012)' and 'Lower Ground Floor Detail 1&2 (18 July 2012)', shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the extension hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) 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 CS1 - Distribution of growth; CS5 - Managing the impact of growth and development; CS14 - Promoting high quality places and conserving our heritage and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP23 - Water; DP24 - Securing high quality design; DP25 - Conserving Camden's heritage; 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 officer's report.

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