

James McCosh  
Van Heyningen & Haward  
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LONDON  
NW5 1AL

Application Ref: **2011/1613/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

15 June 2011

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:  
**1 Arkwright Road  
London  
NW3 6AA**

#### Proposal:

Erection of single-storey rear extension to link swimming pool to existing rear classroom block (following removal of sheds) and erection of extension and canopy to link swimming pool enclosure and main school building and associated landscaping (Class D1).

Drawing Nos: 477-1007; 1008; 1010; 1011; 1030; 1031; 1100; 1110; 1200 rev A; 1201; 1300 rev A; Appendix A; Appendix B; Appendix C; Letter from Sarah Anderson (Bursar) dated 27/05/2011 and letter from Richard Jones of Alpha Plus dated 15/06/2011.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to development, details of the foundations insofar as they affect trees to be retained on site shall be submitted to and approved in writing by the local planning authority. Foundation construction shall be carried out in accordance with the approved plans.

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.

- 4 Prior to the development, a method statement and tree protection plan complying with BS:5837 (2005) for the protection of the Beech tree in the upper playground area shall be submitted to and approved in writing by the local planning authority. Tree protection details shall be implemented in accordance with the approved details.

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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: 477-1007; 1008; 1010; 1011; 1030; 1031; 1100; 1110; 1200 rev A; 1201; 1300 rev A; Appendix A; Appendix B; Appendix C; Letter from Sarah Anderson (Bursar) dated 27/05/2011 and letter from Richard Jones of Alpha Plus dated 15/06/2011.

Reason:

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

- 6 By not later than the end of the planting season following the completion of the development hereby permitted, or any phase of the development, details of two replacement trees to be planted on the land including the positions, size and species to be submitted to and approved by the local planning authority. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5

years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme 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.

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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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; CS10 Supporting community facilities and services; CS14 Promoting high quality places and conserving our heritage; 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 DP2 Making full use of Camden's capacity for housing; DP15 Community and leisure uses; DP22 Promoting sustainable design and construction; DP24 Securing high quality design; DP25 Conserving Camden's heritage; DP26 Managing the impact of development on occupiers and neighbours; DP28 Noise and vibration. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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