

DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2010/1342/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

17 June 2010

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 Subject to a Section 106 Legal Agreement

Address:

**87 Holmes Road
Kentish Town
London
NW5 3AX**

Proposal:

Part three storey and part single storey extension to Cathcart Street, single storey extension to Willes Road extension, erection of new external staircase facing existing playground, formation and widening of pedestrian and vehicular access points and other incidental works associated with the continual use within Class D1 (education establishment).

Drawing Nos: Heritage statement, 10.3.2010; Statement of community involvement, March 2010; BS 5937 compliance report 90538 rev B; Structural engineering report, 3.3.2010; Acoustic assessment external plant noise, 4.3.2010; Planning statement, March 2010; Travel plan, March 2010; Transport statement, March 2010; Daylight, sunlight and shadow study; Architectural drawings to accompany the planning submission, March 2010; Energy assessment, March 2010; Design and access statement, March 2010; Supplement to the design and access statement, March 2010; Supplement to the design and access statement May 2010; Addendum to the transport statement, May 2010; Crime prevention



statement 11.5.2010; 1000 P1; 1001 P1; 1002 P3; 1004 P3; 1005 P1; 3006 P4; 3007 P4; 3008 P1; 4003 P4; 4004 P4; 4006 P3; 4008 P3; 4009 P2; 4110 P1; 4111 P3; 4112 P1; 4113 P3; 4114 P3; 4115 P2; 4116 P3; 4117 P3; 4118 P1; 4119 P2; 4010 P3; 4120 P2; 4200 P1; 4201 P2; 4202 P1; 4203 P2; 4204 P3; 5100; 7001 P1; GIBB100_1 P1; GIBB100-B REV P1; GIBB100-G(1) REV P1; GIBB100-1M REV P1; GIBB100-2 REV P1; GIBB100-2M REV P1; GIBB100-R REV P2; GIBB100-E(1) REV P1; GIBB100-E(2) REV P1; GIBB100-E(3) REV P1; GIBB100-E(4) REV P1; GIBB100_S(1) P1; GIBB100-S(2) REV P1 Sections A-F; GIBB100-S(2) REV P1 Sections G,H&I; GIBB100-S(3) REV P1 Sections J-N; Room layout/elevations room 0.32 plan part 1 issue A; Room layout/elevations room 0.32 plan part 2 issue A; Room layout/elevations room 1.07 plan issue A; Room layout/elevations room 1.07 elevations issue A; Room layout/elevations room 2.03 plan part 1 issue A; Room layout/elevations room 2.03 plan part 2 issue A; 12823_100_G(2)_P1.

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: Heritage statement, 10.3.2010; Statement of community involvement, March 2010; BS 5937 compliance report 90538 rev B; Structural engineering report, 3.3.2010; Acoustic assessment external plant noise, 4.3.2010; Planning statement, March 2010; Travel plan, March 2010; Transport statement, March 2010; Daylight, sunlight and shadow study; Architectural drawings to accompany the planning submission, March 2010; Energy assessment, March 2010; Design and access statement, March 2010; Supplement to the design and access statement, March 2010; Supplement to the design and access statement May 2010; Addendum to the transport statement, May 2010; Crime prevention statement 11.5.2010; 1000 P1; 1001 P1; 1002 P3; 1004 P3; 1005 P1; 3006 P4; 3007 P4; 3008 P1; 4003 P4; 4004 P4; 4006 P3; 4008 P3; 4009 P2; 4110 P1; 4111 P3; 4112 P1; 4113 P3; 4114 P3; 4115 P2; 4116 P3; 4117 P3; 4118 P1; 4119 P2; 4010 P3; 4120 P2; 4200 P1; 4201 P2; 4202 P1; 4203 P2; 4204 P3; 5100; 7001 P1; GIBB100_1 P1; GIBB100-B REV P1; GIBB100-G(1) REV P1; GIBB100-1M REV P1; GIBB100-2 REV P1; GIBB100-2M REV P1; GIBB100-R REV P2; GIBB100-E(1) REV P1; GIBB100-E(2) REV P1; GIBB100-E(3) REV P1; GIBB100-E(4) REV P1; GIBB100_S(1) P1; GIBB100-S(2) REV P1 Sections A-F; GIBB100-S(2) REV P1 Sections G,H&I; GIBB100-S(3) REV P1 Sections J-N; Room layout/elevations room 0.32 plan part 1 issue A; Room layout/elevations room 0.32 plan part 2 issue A; Room layout/elevations room 1.07 plan issue A; Room layout/elevations room 1.07 elevations issue A; Room layout/elevations room 2.03 plan part 1 issue A; Room layout/elevations room 2.03 plan part 2 issue A;

12823_100_G(2)_P1.

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

- 3 Full details in respect of the brown roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the works commence. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 4 For any areas of soft landscaping, details of the following shall be submitted and approved by the Council before the relevant part of the works commence:
 - a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
 - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.
 - c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before the relevant part of the works commence full details of hard and soft landscaping and means of enclosure of all un-built, open areas 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 enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously

damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 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 shall be submitted to and approved by the Council 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 BS5837:2005 "Trees in Relation to 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 N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Prior to occupation of the development commences, details of the proposed covered cycle storage area for at least 69 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Prior to occupation of the relevant phase, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the extensions and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the area generally in accordance with the requirements of policies SD6, SD7B and SD8, of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 A 1:50 elevation and a written method statement detailing the proposed temporary treatment of the south elevation of the Cathcart Street Wing following completion of

phase 1 and prior to commencement of phase 2 shall be submitted to and approved in writing by the Council prior to commencement of the relevant phase. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1, B3, B6 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 Details (including 1:10 plans, sections, and 1:50 elevations, materials and finishes) of the boundary railings to Holmes Road and all new boundary treatments including new entrance gates shall be submitted and approved in writing 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 relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 Prior to occupation, details of all proposed external lighting on site including the specifications, location, design and method of fixing onto the listed building shall be 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 safeguard the amenities of the premises and the area generally in accordance with the requirements of policies SD6, SD7B and SD8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 A sample panel of the facing materials for the new build elements including all walls (e.g. bricks and mortar, cor-ten sheets), roofs (e.g. zinc sheeting and green flat roof), doors, windows, louvres, rainwater drainage, fins on staircase to south block, glazing partitions and glazed canopy shall be provided on site and approved in writing 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 policies B1, B6 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 14 The mechanical plant hereby permitted shall be installed and used in complete accordance with the details shown on the submitted acoustic report or an equivalent make, model or performance. No other plant or equipment other than the plant specified in the acoustic report shall be installed.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 15 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 This permission is granted without prejudice to the necessity of obtaining planning permission for any CCTV cameras around the site.
- 2 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email env.devcon@camden.gov.uk)
- 3 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).
- 4 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 or on the website 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.
- 5 Reasons for granting planning permission

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (quality of life), SD2 (planning obligations), SD6 (amenity for occupiers and neighbours), SD9 (resources and energy), B1 (general design principles), B3 (alterations and extensions), B6 (listed buildings),

B7 (conservation areas), N5 (biodiversity), N8 (ancient woodlands and trees), T1 (sustainable transport space), T2 (capacity of transport provision), T3 (pedestrians and cycling), T4 (public transport), T7 (off street parking), T8 (car free housing and car capped housing), T9 (impact of parking), T12 (works affecting highways) and C2 (protecting community uses). Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- reuse of an existing building for continued community use, high standard of design having regard for local context and the special historic and architectural interest of the listed building, acceptable travel plan reducing the impact on the surrounding highway network and no significant impact on the amenity of neighbouring residential properties in terms of sunlight, daylight or overshadowing.

Disclaimer

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