

Ms Mary Kong
Haverstock Associates LLP
Studio 10 Cliff Road Studios
Cliff Road
LONDON
NW1 9AN

Application Ref: **2009/0581/P**

Please ask for: **Paul Wood**

Telephone: 020 7974 **5885**

30 June 2009

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

Councils Own Permission Under Regulation 3 Granted

Address:

Kentish Town Primary School

Islip Street

London

NW5 2TU

Proposal:

Alterations and extensions including the erection of a single storey extension to the western end of the school building and at the rear, erection of a covered canopy to the rear of the school building, creation of a new drop off and service area and two vehicular entrances with associated alterations to the boundary wall and vehicle access gates on the Frideswide Place frontage, landscaping of external play areas and alterations to improve access and circulation to the existing primary school (Class D1)

Drawing Nos: PL1000; PL1002; PL1003; PL1004 Rev A; PL1005 Rev E; PL1007 Rev C; PL1008 Rev A; PL2001 Rev B; PL2003 Rev C; PL2012; PL2014; PL2016; PL2017; PL2018; PL2019; PL2020 Rev A; PL2021; PL0114; PL2015; 3610ia.dwg Rev A (Topographical Survey); HS447/PA1; HS447/PA2; T081013.

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 policies S1, S2, B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The details of the sections and elevations to be used on the extension hereby approved at a minimum scale of 1:50 shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include framing/joints of glazing at a scale of 1:10. 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 S1, S2, B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 A sample panel of the facing materials and roof slates demonstrating the proposed colour, texture, face-bond and pointing of brickwork 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 policies S1, S2, B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 No development shall take place until 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. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 by not later than the end of the planting season following completion of the development or any phase of the development. 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 policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 No development shall commence before a contract has been entered into with the Local Highway Authority to secure: a) the removal of the existing vehicle crossover and dropped kerb and installation of two replacement crossovers (operating an "in/out" system) on the Frideswide Place frontage and the reinstatement of a level public footway; b) the removal of the zig-zag "keep clear" markings and the installation of 3 pay-and-display parking bays on the carriageway on the Islip Street frontage; c) the installation of a new pay-and-display machine on the Islip Street frontage; and, d) associated changes to Traffic Management Orders. The new school extension hereby permitted shall not be occupied until all of the works that are the subject of that contract have been completed in their entirety.

Reason: To ensure that the proposal does not harm the pedestrian environment and does not reduce on-street parking provision, in accordance with the requirements of policies T3, T9 and T12 of the London Borough of Camden replacement Unitary Development Plan 2006.

Informative(s):

- 1 Highways Management Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. The Group dealing with these matters is located at Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7974 6956).
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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.
- 4 Reasons for granting 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, SD6, B1, B3, B7, N5, N8, T2, T3, T7, T9, T12 and C1. 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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