

Mr Wyn Gilley  
Curl la Tourelle Architects  
80 Lambie Street  
LONDON  
NW5 4AB

Application Ref: **2007/6334/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **2453**

17 March 2008

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:

**Christopher Hatton Primary School**  
**38 Laystall Street**  
**London**  
**EC1R4PQ**

Proposal:

Redevelopment of existing adjacent carpark to form part of external playground for school including a stopping-off section of Pooles Buildings (currently for car park access only); demolishing a section of wall and double gates enclosing the car park; demolishing a section of wall and ramp to allow new changes in level between extended playground areas; providing new external covered areas, zoned play spaces and stairs; relocating a fire escape route used by an adjacent property from crossing the car park to a new staircase rising to a new secure exit onto Rosebery Avenue.

Drawing Nos: 775 B PL 01 rev B; PL 02 rev A; 03 rev A; 04 rev A; 05 rev A; 06.

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 details of the elevations, facing materials and finishes to be used on the all new structures within the hereby approved playground area including the canopies, fixed climbing frame, water butt, storage boxes, and greenhouse 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 proposed slab levels of the structures in relation to the existing and proposed levels of the site and the surrounding land. 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.

- 3 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.

- 4 Details of new planting species, position, date and size, where applicable, should be submitted to the Tree Preservation Officer within two months of the date of the permission hereby granted.

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.

- 5 No work shall take place on site until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: In order to minimise damage to the important archaeological remains which exist on this site, in accordance with the requirements of policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The details of the new entrance gate to Pooles Buildings and the fire escape door within the brick boundary wall fronting Rosebery Avenue including sections, elevations and facing materials to be used 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. 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.

- 7 The new play equipment structures associated with the playground area hereby approved shall not exceed 3m in height from the relevant ground level.

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.

Informative(s):

- 1 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.
- 2 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).
- 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](mailto:env.health@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.
- 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 SD6, B1, B3, B7, B8, N8, T11 and guidance contained within the Camden Planning Guidance 2006. For a more detailed understanding of the reasons for the granting of this planning permission, please

refer to the officers report.

- 5 Please be advised that a 'stopping-up' order should be applied for to the Council's Highways Management Team for the removal of the relevant section of Pooles Buildings. This will be at the cost of the developer.

**Disclaimer**

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