

Phillips Planning Services Ltd  
(Fao Yvonne Phillips)  
Kingsbrook House  
7 Kingsway  
Bedford  
MK42 9BA

Application No: PEX0100565/R1  
Case File: G11/15/A

22<sup>nd</sup> March 2002

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
St Richard of Chichester School 40 Prince of Wales Road  
NW5

Date of Application : 26/09/2001

Proposal :

Conversion of existing disused school buildings plus associated alterations to accommodate 30 residential units with underground car park (accessed from Prince of Wales Road) and a day nursery space (Class D1), as shown on drawing numbers SROC/P/106B, 201F, 202A, 203A, 204A, 400, 500C, 501B, 502B, 505A, 506A, 507A, 508A, 510C, 511B, 512C, 520A, 521C, 524C, 525B, 527B, 529B, 530A, 531A, 532A, 533B, 534B, 535B, 536B, 537A, 538, 556, 557, 558, 559, 650B, 656A, 657A, 659B, 701B, 702, 800, 900E, 1000, 1001.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



-2-

Additional conditions:

- 1 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.
- 2 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 for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.
- 3 No part of the buildings may be occupied for the use hereby approved until 2 cycle parking spaces have been provided within the residential part of the development in accordance with details to have been first, submitted to and approved by the Council. The cycle parking as approved shall be permanently maintained.
- 4 No part of the buildings may be occupied for the use hereby approved until details of all boundary structures to be erected within the site have been submitted to and approved by the Council in writing. No additional boundary structures shall henceforth be erected.
- 5 No part of the buildings may be occupied for the use hereby approved until detailed drawings relating to the proposed bin-stores have been submitted to and approved by the Council in writing.
- 6 The area of the development shown on the approved drawings as being retained for D1 use shall not be occupied other than as a nursery school/crèche facility. The use shall not take place outside the hours of 0800-2130 on Monday to Saturday and shall not operate at any time on Sundays.



- 3 -

- 7 The whole of the car parking shown on the drawings hereby approved, or approved subsequently in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of the residents of the flats hereby permitted and shall be used for no other purpose without the written consent of the Council as the local planning authority. No trade or business shall be carried out in the car parking area.
- 8 No new plumbing, pipes, soilstacks, flues, vents or ductwork, shall be fixed on the external faces of the building unless shown on the drawings hereby approved.
- 9 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
- 10 No removal of joinery is authorised by this consent unless shown otherwise on the drawings or other documentation hereby approved. Details shall be submitted and approved in writing by the Council regarding means of upgrading existing doors to provide additional fire resistance, and for the treatment of redundant door openings.

Reasons for additional conditions:

- 1-2 To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy EN1 and EN61 of the London Borough of Camden Unitary Development Plan 2000.
- 3 To ensure that there is sufficient provision for cyclists within the site in accordance with TR22 of the London Borough of Camden Unitary Development Plan 2000.
- 4 In order to protect the setting of the listed building in accordance with the requirements of policy EN43 of the London Borough of Camden Unitary Development Plan 2000.



- 4 -

- 5 To ensure there is sufficient provision for waste storage on the site and in the interests of visual amenity to accord with policy EN1 of the London Borough of Camden Unitary Development Plan 2000.
- 6 To safeguard the amenities of the adjoining premises and the area generally in order to ensure compliance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.
- 7 In Order to ensure that the proposed parking provision is available for the residents of the flats in order to minimise on-street parking and in the interests of the amenities of the residents of the development in accordance with policies RE2 and TR17 of the London Borough of Camden Unitary Development Plan 2000.
- 8-10 In order to safeguard the special architectural and historic interest of the building and its setting in accordance with the requirements of policy EN43 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

Informatives (if applicable)

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

This application was dealt with by Neil McDonald on 020 7974 2061.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

  
Environment Department  
(Duly authorised by the Council to sign this document)



DecfpManWC/TPFU

Director Peter Bishop