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72 Welbeck Street
London
W1G 0AY

Application Ref: **2014/2712/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

15 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Land at
Hawley Road and Torbay Street
London
NW1**

Proposal:

Reserved matters associated with access, appearance, landscaping, layout and scale in respect of a one form entry primary school and nursery in connection with outline planning application granted on 23/01/2013 (ref:2012/4640/P).

Drawing Nos: 12160_P_(00)_100; 12160_P_(00)_101; 2160_P_(00)_102; 12160_P_(00)_103; 12160_P_(00)_300; 12160_P_(00)_301; 12160_P_(00)_302; 12160_P_(00)_303; 12160_P_(00)_500; D2146_L.100; D2146_L.101; D2146_L.102; D2146_L.103; D2146_L.104; F752.TS.101; TF752.TS.200; Design and Access Statement by AHMM (April 2014); Planning Statement by Gerald Eve LLP (April 2014); Energy Statement by Waterman (April 2014); BREEAM Pre-Assessment by Waterman (September 2013); Air Quality Report prepared by Waterman (April 2014); Landscape Design Statement (including the Arboricultural Report) prepared by Fabrik (April 2014); Transport Statement prepared by Arup (8 April 2014).

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 shall be carried out in accordance with the following approved plans and documents:
12160_P_(00)_100; 12160_P_(00)_101; 2160_P_(00)_102; 12160_P_(00)_103;
12160_P_(00)_300; 12160_P_(00)_301; 12160_P_(00)_302; 12160_P_(00)_303;
12160_P_(00)_500; D2146_L.100; D2146_L.101; D2146_L.102; D2146_L.103;
D2146_L.104; F752.TS.101; TF752.TS.200; Design and Access Statement by AHMM (April 2014); Planning Statement by Gerald Eve LLP (April 2014); Energy Statement by Waterman (April 2014); BREEAM Pre-Assessment by Waterman (September 2013); Air Quality Report prepared by Waterman (April 2014); Landscape Design Statement (including the Arboricultural Report) prepared by Fabrik (April 2014); Transport Statement prepared by Arup (8 April 2014).

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

- 2 Prior to first occupation of the building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the commencement of the relevant part of the development hereby permitted, details of the type and location of bird/bat bricks and boxes shall be submitted to, and approved in writing by the Local Planning Authority. The bricks and boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: To safeguard the appearance of the building and the character of the immediate area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are reminded that conditions 6 (detailed drawings & materials), 8 (floodlighting), 9 (brickwork sample), 10 (slab levels), 13 (tree protection), 14 (foundations), 17 (plant), 19 (waste), 20 (contamination), 21 (pilling method statement), 22 (water studies), 24 (highway contract), 25 (cycle parking), 26 (water

strategy), 28 (biodiversity action plan), 29 (green roof) of the outline planning permission granted on 2012/4640/P (granted 23 January 2013) are outstanding and require details to be submitted and approved.

- 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 6941).
- 3 You are reminded that conditions (insert no. and brief description/title) of planning permission/listed building consent granted on (insert date and reference) are outstanding and require details to be submitted and approved.
- 4 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. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The existing large mature tree adjacent to the crossing needs to be trimmed or possibly removed (subject to the view of the arboricultural officer), and the large cantilevered direction signs relocated, in order to provide clear visibility to the new Belisha beacons. The mitigation of these issues should be actioned with the relevant Council officers during the course of the development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment