

Cormac McGaughey
BAM
Netley Project Site Office
Everton Buildings
off Stanhope Street
London
NW1 3RY

Application Ref: **2014/7064/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

28 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Netley Primary School
30 William Road
London
NW1 3EN

Proposal:

Erection of gas meter and enclosure adjacent to the northern elevation of building (retrospective). Erection of a brick screen wall surrounding the gas meter.
Drawing Nos: PL(90)010-A; L(90)106-B; L(90)118-A; L(90)125.

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 proposed brickwork shall match the existing adjacent brickwork as closely as possible, in colour and texture 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PL(90)010-A; L(90)106-B; L(90)118-A; L(90)125.

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

Informative(s):

- 1 Reason for granting permission:

The existing gas meter enclosure is a large and imposing addition to the school building which detracts from the appearance of the development. The proposal is for retention of this structure and increasing the height of the brick wall around it which would conceal it from view. The applicant has looked into the possibility of reducing the size of the gas meter enclosure, however this is not a feasible option. The brick wall would be constructed from the same brick as the existing wall and would have a hit and miss pattern. It is considered that on balance, the brick wall would mitigate the harm caused by the gas meter enclosure. The proposal would have no impact on neighbour amenity.

No objections have been received. The sites planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment