

Mr Anthony Boulanger
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Application Ref: **2015/1606/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

22 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Torriano Junior School
Torriano Avenue
London
NW5 2SJ

Proposal:

Erection of a single storey ground floor front extension to school's main entrance and associated alterations to existing extension (Class D1).

Drawing Nos: Design and Access Statement; P001; P002; P003.

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 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: Design and Access Statement; P001; P002; P003.

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

- 4 A sample panel of the cladding ceramic tile demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved 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 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.

Informative(s):

- 1 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).
- 2 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 Noise and Licensing Enforcement Team, 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.
- 3 Reasons for granting permission.

The proposed ground floor front extension is subordinate to the existing part 2/part

5 storey host building (school) in terms of its scale, height and location. Although the front extension is a modest addition to the existing extension, it will enable a more flexible layout and improved visibility from the offices onto the main Gate House (entrance gate).

The front elevation of the proposal will have a ceramic tile cladding which is a high quality finish and will complement the extension as well as the host building. The alterations to the arched gables and the glazed roof of the existing extension will enhance the introduction of the proposed addition and its relation with the host building.

Due to the bulky and dominating Gate House, the proposal will be barely visible from outside the school boundaries and will be a discreet addition to the streetscene.

The development will not affect the adjoining neighbours' amenity in terms of loss of light, outlook or privacy, as the overall height and size of the proposal, due to the location of the development away from the existing boundary fences and walls, will not have any significant impact.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received following statutory consultation.

As such, the proposed development is in general accordance with policies CS5, CS10 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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