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Application Ref: **2015/1860/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

22 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Broadhurst Preparatory School**  
**17-19 Greencroft Gardens**  
**London**  
**NW6 3LP**

Proposal:  
Erection of a pergola in rear playground area.

Drawing Nos: Site Location Plan (Ref. IS.19GG.OP01); IS.19GG.OP02; IS.19GG.OP03;  
IS.19GG.OP04; IS.19GG.OP05; IS.19GG.OP06; Design and Access Statement

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 and DP25 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: Site Location Plan (Ref. IS.19GG.OP01); IS.19GG.OP02; IS.19GG.OP03; IS.19GG.OP04; IS.19GG.OP05; IS.19GG.OP06; Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed pergola would measure 6.0m in width, 4.6m in depth and 3.0m in height and is considered to be subordinate to the host building, in terms of its form and proportions. Though located close to the boundary with 17 Greencroft Gardens, the pergola would sit well below the top of the part brick, part timber party wall, and would be screened from view from neighbouring properties by this boundary, and so respects its setting. Positioned in the rear playground, away from the property' side passageway, the pergola would also not encounter any views from the street, and so it will have no impact on the public realm. The pergola is also acceptable in terms of its detailed design and materials, as it comprises a permeable steel structure, with open sides and a glazed panel immediately below the roof, which would afford it a lightweight appearance, preventing it from detracting from the character and appearance of the Belsize Park conservation area. The pergola by virtue of its modest footprint also retains a reasonable proportion of the playground area.

Given the permeable nature of the proposed pergola no impact on amenity is envisaged in terms of loss of natural light, outlook or added sense of enclosure.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory

Reform Act (ERR) 2013.

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, DP25 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 2015; and paragraphs 14, 17, and 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



Ed Watson  
Director of Culture & Environment