

Mr. Dominic Cullinan
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Application Ref: **2015/1599/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

1 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Christ Church Primary School
Christchurch Hill
London
NW3 1JH

Proposal: Replacement of all windows with slimlite double glazing; alterations to the entrance gates at Christchurch Hill and public passage to the west; re-surfacing of playgrounds and external lighting to the access points; new air conditioning units; internal alterations to include erection of mezzanine floor, staircase in the south wing and reorganisation of partitions/walls at school.

Drawing Nos: 0500 Rev B, 0510 Rev B, 1100 Rev B, 1110 Rev B, 1120 Rev B, 1200 Rev A, 1210 Rev A, 1220 Rev A, 1230 Rev A, 1250 Rev B, 1260 Rev B, 1300, 1350, 1400 Rev A, 1600 Rev C, 1650 Rev C, 1700 Rev A, 2500 Rev A, 2510 Rev A, 2520 Rev A, 2605 Rev A, 2610 Rev A, 3010 Rev A, 3100 Rev A, 3110 Rev A, 3200 Rev A, 3210 Rev A, 3230 Rev A, 3450 Rev D, 3500 Rev D, Stage E Report (ref: SE1131/E/241214/A) dated December 2014, Design and Access Statement Rev A dated 20/02/2015, 'Tree Survey, Arboricultural Implication Assessment and Method Statement and Tree Protection Plan' dated 13/08/2014, Designer's Method Statement for the Proposed Modification of Openings, Heritage Statement Rev A dated March 2015 and Mechanical and Electrical Scope of Works Document (ref: 0313/IW/SOW01) dated February 2015.



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 0500 Rev B, 0510 Rev B, 1100 Rev B, 1110 Rev B, 1120 Rev B, 1200 Rev A, 1210 Rev A, 1220 Rev A, 1230 Rev A, 1250 Rev B, 1260 Rev B, 1300, 1350, 1400 Rev A, 1600 Rev C, 1650 Rev C, 1700 Rev A, 2500 Rev A, 2510 Rev A, 2520 Rev A, 2605 Rev A, 2610 Rev A, 3010 Rev A, 3100 Rev A, 3110 Rev A, 3200 Rev A, 3210 Rev A, 3230 Rev A, 3450 Rev D, 3500 Rev D, Stage E Report (ref: SE1131/E/241214/A) dated December 2014, Design and Access Statement Rev A dated 20/02/2015, 'Tree Survey, Arboricultural Implication Assessment and Method Statement and Tree Protection Plan' dated 13/08/2014, Designer's Method Statement for the Proposed Modification of Openings, Heritage Statement Rev A dated March 2015 and Mechanical and Electrical Scope of Works Document (ref: 0313/IW/SOW01) dated February 2015.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun: Details of all ground surface coverings for playgrounds.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposal includes a number of internal and external alterations to the school. Similar works were approved under planning permission 2014/5338/P and listed building consent 2014/5699/L. The current application includes some of the works included within those permissions along with further amendments. Details reserved via planning condition for these previous applications have been provided at application stage for these applications. The external works proposed include a new entrance gate to Christchurch Hill; a new gate, railing and steps on the Christchurch Passageway; replacement windows to the school buildings; external lighting and a new condenser on the valley of the roof.

Details of the gates and railings have been submitted which were required by condition as part of 2014/5699/L. They would be cast iron railing and would be acceptable in appearance. While some harm would be introduced by the double glazed windows, this has been minimised as much as possible with the use of slimlite technology and it balanced by the public benefit by way of improvements to the educational facility, as per paragraph 134 of the NPPF. The lighting proposed would include replacement floodlights, which would be an improvement over the existing ones, and LED strips which would mostly be located underneath the surface and not obtrusive. A new condenser would be hidden in the roof valley of the main building adjacent to two other units. It is not considered that they would cause any visual harm nor have any noise impacts given their location. The external and internal alterations to the listed building would not cause a material level of harm to its significance and are acceptable. A Listed Building Consent has been submitted as part of the proposal and the internal works are assessed in more detail as part of that decision.

Insufficient details of playground surface coverings have been provided and are thus reserved by condition. Notwithstanding, the playground is not considered likely to result in material damage to trees on, or in the vicinity of, the site.

Due to the nature of the alterations no harm would result to any neighbouring residential occupiers.

The site's planning and appeal history has been taken into account when coming to this decision. One comment was received from a resident outside of the immediate area. The resident stated that details in relation to any tree pruning should be submitted prior to the consent of the application. It is noted that the no pruning work is proposed and that such works would require separate tree consent.

Special regard has been given to the desirability of preserving the listed building, under s.66 of the Listed Buildings and Conservation Areas Act 1990, and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990, both as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal 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, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 3.18, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 56-68, 69-78 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.
- 4 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.

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