

Mr Stuart Pelan
Wilby and Burnett
123 Provident House
Saffron Walden
Essex
CB10 2AJ

Application Ref: **2015/1891/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

29 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
St Eugene de Mazenod RC Primary School
Mazenod Avenue
London
NW6 4LS

Proposal:
Installation of new external fire escape staircase, and associated fire door at second floor level.

Drawing Nos: Site Location Plan (Ref. 1578/3/PD1 Rev B); 1578/3/PD2 Rev C; 1578/3/PD3 Rev B; 1578/3/PD4 Rev C; 1578/3/PD5 Rev C; 1578/3/PD6 Rev B; 1567/3/PD7 Rev B; 1578/3/PD8 Rev C; 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 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. 1578/3/PD1 Rev B); 1578/3/PD2 Rev C; 1578/3/PD3 Rev B; 1578/3/PD4 Rev C; 1578/3/PD5 Rev C; 1578/3/PD6 Rev B; 1567/3/PD7 Rev B; 1578/3/PD8 Rev C; 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 fire escape staircase would form a lightweight addition to the building's side and so sit wholly subordinate to the host building. It would have a limited impact upon the public realm as it would be largely screened from along Mazenod Avenue by the mature trees, hedging and planting which bounds the site. The fire stair would be visible in views directly onto the site from Nos.1 and 30 New Priory Court, however given the modest scale of development would not be deemed to detrimentally affect the visual amenity of these neighbouring occupiers. The associated replacement of a second floor window with a fire door is also deemed acceptable - by taking up the position of an existing window, and aligning cohesively with the full length window adjacent to it, the installation of the new fire door respects the established fenestration pattern of the building.

Given the permeable structure of the proposed fire stair, no harm is envisaged to the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy as a result of these proposals.

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.

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 2015 (consolidated with alterations since 2011); and paragraphs 14, 17, and 56 -66 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