

Ms Kate Cornwall-Jones
Crowndale Centre
218 Eversholt Street
London
NW11BD
United Kingdom

Application Ref: **2015/4822/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

30 October 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Kingsgate Primary School
Kingsgate Road
London
NW6 4LB

Proposal:

Erection of a single-storey classroom to the south west of the site incorporating a green roof and photovoltaic panels and associated external landscaped and a pedestrian entrance from Messina Avenue.

Drawing Nos: OS Extract, MLUK-419-A_L-00-0343, MLUK-419-A_L-00-0342, MLUK-419-A_L-00-0341, MLUK-419-A_L-00-0340, MLUK-419-A_L-00-0140, MLUK-419-A_L-00-0240, MLUK-419-A_L-00-3203, MLUK-419-A_L-00-3202, MLUK-419-A_L-00-3201, MLUK-419-A_L-00-3200 and MLUK-419-A_L-00-2200.

Supporting documents: Tree report and Design Report

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:



- 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: OS Extract, MLUK-419-A_L-00-0343, MLUK-419-A_L-00-0342, MLUK-419-A_L-00-0341, MLUK-419-A_L-00-0340, MLUK-419-A_L-00-0140, MLUK-419-A_L-00-0240, MLUK-419-A_L-00-3203, MLUK-419-A_L-00-3202, MLUK-419-A_L-00-3201, MLUK-419-A_L-00-3200 and MLUK-419-A_L-00-2200.

Supporting documents: Tree report and Design Report

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

- 4 Samples of materials shall be submitted to and approved in writing by the Local Planning Authority in writing before the relevant parts of construction work are begun:

(a) A sample panel of the proposed brickwork showing the brick, bond and pointing profile;

All approved materials shall be erected in the form of a samples board to be retained on site until the development is completed in its entirety and the relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 A Construction Management Plan shall be submitted to and approved in writing by the local planning authority prior to the installation of permanent structures above ground level. The Construction Management Plan shall set out measures for ensuring highway safety and managing transport, deliveries and waste throughout

the construction of the permanent structures above ground level. The Construction Management Plan shall also provide the opportunity for the developer to consult with local residents about plans for construction providing them with an opportunity to voice any legitimate concerns about the proposals. The measures contained in the Construction Management Plan shall at all times be complied with during the relevant construction phase.

The approved Construction Management Plan shall be kept on site. It shall be reviewed as necessary and all revisions shall be signed by authorised persons on behalf of the local planning authority and the applicant and dated in an addendum format forming part of the original Construction Management Plan

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

1 Reason for granting permission:

The proposed single-storey classroom extension to the south-west corner of the school site would be used as a dedicated science classroom. The design incorporates a green roof and UPVC panels and an associated external landscaped seating area with pergola. The new pedestrian entrance from Messina Avenue allows for the building to be used by the local community 'out of school hours'.

The principal of demolition of the wall is considered acceptable as the replacement building is of high quality. The street elevation extends slightly above the existing wall and the proposed use of mystique brick is considered to complement the existing wall. The scale, form and detailing of the extension is considered to be a sympathetic addition, ensuring that the significance and prominence of the original school building is retained.

The proposal maintains the existing boundary line and introduces fenestrations onto the Messina Avenue elevation which create an interaction between the activities of the school and the street. The inclusion of vertical wooden louvres to the window reveal and the internal sliding wooden shutter help ensure that privacy is not compromised.

The combination of glazed sliding folding doors to the 'courtyard elevations', high level windows to the south-west elevation and the window on the Messina Avenue elevation would ensure good levels of natural light and create a strong connection to the outdoor teaching area. The light weight structure frees up the floor space and gives flexibility to how it is used. The proposals are considered to be in line with the LDF core strategy policy CS14 (Promoting high quality places and

conserving our heritage) and development policy DP24 (Securing high quality design), and CPG1 on Design, and therefore the proposal is considered acceptable.

The proposed extension due to its siting and scale is unlikely to cause detrimental harm to the amenity of neighbouring residents. A tree report has been submitted which confirms no trees will be affected as a result of the proposal.

The proposal is unlikely cause any further transport impact on a day to day basis as the proposal for the classroom seeks to meet existing need. A CMP condition requires details to be submitted in relation to the comings and goings of vehicles to and from the site over the duration of the construction.

The site's planning history has been taken into account when coming to this decision. One objection was received following statutory consultation which has duly been considered.

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, DP20, 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; and paragraphs 14, 17, 56-67 of the National Planning Policy Framework.

- 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 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.
- 3 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).

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', written in a cursive style.

Ed Watson
Director of Culture & Environment