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Application Ref: **2015/4508/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

16 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**The Lodge
University College School
Frognaal
London
NW3 6XH**

Proposal:
Alteration and extension to The Lodge building (Use Class D1) including landscape works.
Drawing Nos:

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 Prior to the first occupation of the building a plan showing details of the green roof



including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans OS Extract, 1117B_GL_002_UCS, 1117B_GL_012_UCS, 1117B_GA_001_UCS, 1117B_GA_011_UCS, 1117B_GA_013_UCS, 1117B_GA_012_UCS, 1117B_GE_001_UCS, 1117B_GE_011_UCS, 1117B_GE_012_UCS, 1117B_GE_013_UCS, 1117B_GE_014_UCS, 1117B_GE_015_UCS, 1117B_GS_015_UCS, 1117B_GS_011_UCS, 1117B_GS_012_UCS, 1117B_GS_013_UCS, 077_L01_A and 077_L02_A.

Supporting documents: Design and Access Statement, Energy statement and Engineering Services Report.

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

Informative(s):

- 1 Reason for granting permission

The existing porter's lodge is an ancillary use to the school in that the lodge shares the same grounds as the school. The porter's lodge is accessed via the entrance of the school and does not have a separate access that fronts onto the road. The proposed office space will also be an ancillary use to the school and will be used to handle administrations and office functions. It is therefore considered that there will be no change of use as a result of the change from a porter's lodge to an office. The principle of the use is in accordance with Policy DP15 which supports facilities

that meet the needs of the local population.

The lodge currently has a charming character to the building which is L shaped in plan. The single storey extension is considered to be subordinate in scale to the host building and is set back behind the north side. The proposed use of materials includes light frameless glazing, simple brickwork and associated detailing has been designed to deliberately be read as secondary and is therefore considered acceptable. Due to its siting and its modest scale, the proposal would not have an impact on the streetscene or the wider Redington and Froggnal Conservation Area.

The amenity of neighbouring properties is unlikely to be impacted due to the modest scale of the proposal. A condition requiring further details of the green roof has been secured.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses; and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.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 CS1, CS4, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9 and 7.4 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 23-27, 29-41 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 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.

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