

Mr Edward Toovey
Edward Toovey Architects
Studio 401
Royle Building
31 Wenlock Road
London
N1 7SH

Application Ref: **2015/7151/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

16 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**University College School
Junior Branch
Holly Hill
London
NW3 6QN**

Proposal:

Erection of east balcony to main hall, mid-wall and planter alterations and science block re-facing and cloister alterations.

Drawing Nos: 1116/GL/001; 1116/GA/001-A; 1116/GL/011-A; 1116/GA/012; 1116/GE/011-A; 1116/GE/002-A; 1116/GE/003; 1116/GE/004-A; 1116/GS/001; L01; T00.

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 1116/GL/001; 1116/GA/001-A; 1116/GL/011-A; 1116/GA/012; 1116/GE/011-A; 1116/GE/002-A; 1116/GE/003; 1116/GE/004-A; 1116/GS/001; L01; T00.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings and evidence of this shall be submitted to the council. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The provision of a balcony attached to the lower element of the main building, at principal floor level, one storey above ground is considered to be acceptable in this position in providing improved pupil access to the main building in order to ease the current congestion within the single door entrance, and also to provide some covered play space beneath. The detailed design of the balcony is simple and considered appropriate in terms of its position and scale. The material and finish of the screen and balcony railing is considered appropriate. The form and material of the proposed changes to the Science Block and Cloisters are considered to be appropriate. The general alterations and improvements to the wider playground landscaping are welcomed. The proposed removal of the tree marked 'T1' is considered acceptable. It is considered that provided the submitted detail is complied with, a suitably worded condition has been attached to the permission concerning the protection of trees throughout the duration of the construction project.

In terms of residential amenity, the balcony is considered to be at a sufficient distance from the buildings opposite to not create a harmful overlooking issue.

Whilst the development will have some visual impact, this is considered to be acceptable. As such, the proposal is not considered harmful to the character or appearance of the host building, street scene or the Hampstead Conservation Area.

No objections have been received. The sites planning history was taken into account when coming to this decision.

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.72 of the Planning (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 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

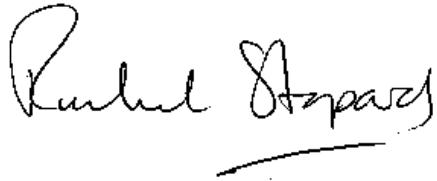
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment