

Mr. Ben Jeapes
Wilby & Burnett
Provident House
123 Ashdon Road
Saffron Walden
Essex
CB10 2AJ

Application Ref: **2015/7090/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

7 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
St Marys Kilburn Primary School
Quex Road
London
NW6 4PG

Proposal: Remove existing brick boundary wall and short sections of adjacent railings.
Replace with metal railings and internal mesh panels.

Drawing Nos: SD1, SD2, SD3

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 boundary railings and internal mesh, 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 SD1, SD2, and SD3.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to St Mary's Kilburn Primary School on the corner of Quex Lane and West End Lane. The site is not within a conservation area. The application proposes the removal of the existing 2m high brick wall encompassing the northernmost boundary of the site, and replacing it with 1.8m high black metal railings to match the adjoining boundary treatment. An additional mesh fence is proposed to underlay the outer railings for security and promote the growth of a "green wall".

The proposed railings would be simple and traditional in design and would be consistent in appearance with the adjoining boundary treatment. The existing brick wall is modern and not of exceptional design, so there is no material reason to resist its replacement in principle. The railings would allow passive surveillance between the site and the highway and increase the perception of security in the area. The applicant has provided a photograph of existing railings on the site under layered with mesh, which demonstrates that the proposed mesh would be subtle in appearance and would not compete visually with the principle boundary railings. Further, the mesh would provide security by preventing items from being passed through the railings, which is a significant consideration given the sensitive nature of the use. The development would have no detrimental impact on the amenity of neighbours.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 and DP26 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 and 69-78

of the National Planning Policy Framework.

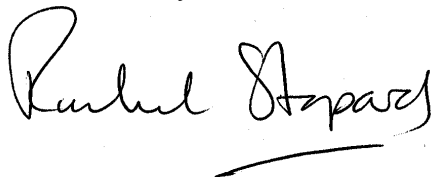
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment