

DHP Architects  
DHPUK  
243 Brooklands Road  
Weybridge  
Surrey  
KT13 0RH

Application Ref: **2015/5286/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

18 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**La Sainte Union Convent School**  
**Highgate Road**  
**London**  
**NW5 1RP**

Proposal:  
New extension to south east corner of the senior block internal courtyard and removal of 1x tree from courtyard.

Drawing Nos: 1002 Rev. P, 3003 Rev.T/A, 3001 Rev.P/A, 2003 Rev.P, 2001 Rev.P, 1004 Rev.P, 1003 Rev.P, 1001 Rev.P, 3001 Rev.P, and Arboricultural Survey & Impact Assessment Report dated 12/04/2016.

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 policies 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: 1002 Rev. P, 3003 Rev.T/A, 3001 Rev.P/A, 2003 Rev.P, 2001 Rev.P, 1004 Rev.P, 1003 Rev.P, 1001 Rev.P, 3001 Rev.P, and Arboricultural Survey & Impact Assessment Report dated 12/04/2016.

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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of replacement tree planting, proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme 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.

Informatives:

- 1 Reasons for granting permission:

The proposed extension would be located in the southern corner of the 1960s school block internal courtyard. The extension would be relatively modest in size compared to the existing building, and would measure 9.4m deep, 5m wide and a maximum height of 3.7m. There would be no public views of the development and the extension would only be visible from school rooms overlooking the courtyard. The extension would be constructed of facing brick work to match the existing and is considered a subordinate and complementary addition that would not harm the character and appearance of the host building or wider Dartmouth Park Conservation Area.

Although the extension would be constructed within an existing outside courtyard area, with a footprint of 46sqm it would leave approximately 473sqm of outside space.

Due to the location and nature of the works, there would be no impact on the amenity of neighbouring residents in terms of a loss of outlook, daylight or privacy; nor are they considered to harm the setting of the Grade II Listed Building to the western end of the site.

The proposal involves the removal of 1 x category C goat willow tree which is of low amenity value and it is considered that the loss of canopy cover the tree provides could be mitigated against through replacement planting as is identified in the arboricultural report. The Council's Tree Officer has assessed the report and does not object to the development.

Two objections, one comment and one letter of support have been received and duly taken into account prior to making this decision. The planning history of the site has been taken into account when coming to this decision. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special regard has been attached to the desirability of preserving the nearby listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 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 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 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.

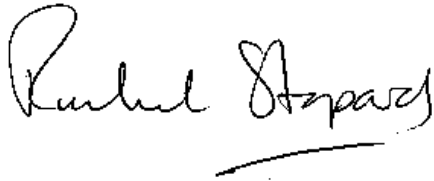
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Rachel Stopard  
Director of Culture & Environment