

Samuel Grieve
Carlile Associates
Alto House
29-30 Newbury Street
London
EC1A 7HZ

Application Ref: **2015/5901/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

26 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Eton Avenue
London
NW3 3EL

Proposal:
Basement extension providing an extra classroom
Drawing Nos: Design & Access Statement, BIA Audit report, Location plan, Site Plan, 01,
02, 02 Rev C, 05 & 05 Rev D,

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 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 Design & Access Statement, BIA Audit report, Location plan, Site Plan, 01, 02, 02 Rev C, 05 & 05 Rev D.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposed basement excavation would provide an additional classroom within the built footprint of the school, is considered to be acceptable and in accordance with Camden Development plan policies.

The submitted BIA has been assessed by Camden Council's independent assessors, Campbell Reith, and is considered to be in accordance with structural and amenity considerations outlined in Development Plan policy DP27 and guidance in CPG4. The proposed basement would be single storey and approximately 115sqm in area, with two access entrance/exits including disabled lift access. The provision of lift access provides adequate access to the classroom in accordance with Development Plan policy DP29.

The proposed basement would be constructed beneath an existing terrace area with stairs leading from the ground floor classrooms to the school playground area. The proposed basement would result in additional massing of the terrace area subsequently altering the size of the staircase leading to the playground. The additional mass would be modest, appear subordinate to the school building, not resulting in detrimental impacts to the character of the School or the surrounding conservation area, in accordance with policies DP24 and DP25.

The proposed basement would receive light from two windows inserted on the south elevation at ground floor level and eight skylights. No daylight or sunlight report has been submitted however considering the use of the basement as a classroom and the adequate light received from the windows, a report is not considered necessary.

The addition of another classroom would provide a specialist home economic teaching area with no increase in the number of pupils attending the school. The retention of the existing number of pupil's means there is no requirement for an updated school travel Plan, additional parking spaces or cycle provision. The lack of additional pupils on site would not detrimentally impact the highway safety to the surrounding location and the modest works are not considered to require a Construction Management Plan.

The distance of the basement from neighbouring properties is unlikely to cause additional noise levels beyond the conditions already on site. The neighbouring amenity would not be harmed to an unacceptable level in accordance with Policy DP26 of the Camden LDF.

Neighbouring occupiers were consulted on the application. Two comments have been received prior to making this decision objecting to the development on the grounds of increased traffic congestion and noise in the short and long term. The comments are a material consideration and have been taken into account when making the determination. The local CAAC made no objection to the proposal.

The site's planning history and relevant appeal decisions were 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 (EER) 2013.

As such, the proposed development is in general accordance with policy CS1, CS5, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP16, DP21, DP24, DP25, DP26, DP27, DP29 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; and paragraphs 14, 17, 56-66 and 125-141 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).

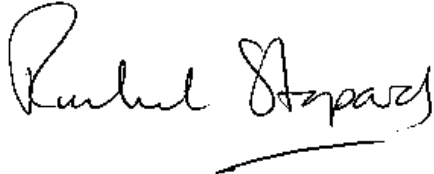
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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



Rachel Stopard
Director of Supporting Communities