

Mr Dominic Cullinan
Studio Cullinan & Buck Ltd
57-60 Charlotte Road
London EC1N 8BQ
United Kingdom

Application Ref: **2016/2210/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

8 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Christ Church Primary School
Christchurch Hill
London
NW3 1JH

Proposal:
External alterations to the existing school kitchen including new roller shutter, roof cowls and new windows/door.

Drawing Nos: 0010; 0015; 0105; 1105; 1205; 0205 and Design and Access Statement dated 15/04/2015.

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 0010; 0015; 0105; 1105; 1205; 0205 and Design and Access Statement dated 15/04/2015.

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

Informative(s):

- 1 Reasons for granting permission

The external works are limited to replacing louvres with painted softwood windows and two modest kitchen extracts, painted black. The replacement windows would be more sympathetic to the building and would preserve and enhance the building's appearance. The extracts would be a minor addition to the modern flat-roofed kitchen and would not affect the significance of the listed building. They would be setback from the eaves of the roof. Overall, the proposals preserve and enhance the character and appearance of the Hampstead Conservation Area.

Due to the nature of the alterations no harm would result to any neighbouring residential occupiers.

The site's planning and appeal history has been taken into account when coming to this decision and no comments have been received regarding the application.

Special regard has been given to the desirability of preserving the listed building, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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, both as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25, DP26 and DP28 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 2016, and paragraphs 14, 17, 56-68, 69-78 and 126-141 of the National Planning

Policy Framework 2012.

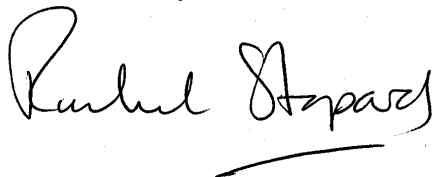
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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