

Miss Ciaran Dance
BHM Architects
35 Highgate High Street
London
N6 5JT

Application Ref: **2016/2427/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

14 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Cavendish School
31 Inverness Street
London
NW1 7HB

Proposal:

Details of entrance gates and means of enclosure required by parts of conditions 3a and 4 of planning permission 2014/3117/P dated 12/03/15 (for erection of part 1 part 3 storey building comprising assembly hall, classrooms, and roof plant; alterations to existing boundary treatment and associated hard and soft landscaping).

Drawing Nos: 2684 L110, 2684 L100 C, 2684 L112, 2684 L111, CT-932-GA01, CT-932-01, CT-932-02, CT-932-03, CT-932-04 and CT-932-05.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission.

This application includes the final details of the entrance gate so that conditions 3(a) and 4 can now be fully discharged; all other details were approved under



application reference 2015/2753/P. The submitted details demonstrate that the gates would be of metal construction with vine and leaf applique metalwork. It is considered this would provide an interesting entrance to the Inverness Street frontage of the school which would contribute to the character and appearance of the conservation area, in accordance with the objective of condition 3 and 4. Therefore no objection is raised to the proposed detailing.

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.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS14 and CS15 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.

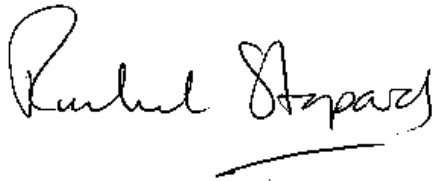
- 2 You are reminded that approval of condition 3b of planning permission 2014/3117/P granted on 12 March 2015 is outstanding and requires details to be submitted and approved.

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
Executive Director Supporting Communities