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Application Ref: **2016/2265/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

25 July 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted Subject to a Section 106 Legal Agreement**

Address:

**Eleanor Palmer Primary School**  
**Lupton Street**  
**London**  
**NW5 2JA**

Proposal:

Single storey classroom building to replace existing canopy structure situated adjacent to western boundary, within school courtyard (Use class D1)

Drawing Nos: [Prefix: 1505-] P001, (existing and proposed:) P002, P003/A, 004, 005, 006/A, 007/A, 008/A, 009/A, 010/A, 011/A, Design & Access Statement 1505\_DAS dated April 2016, Additional Supporting Planning Material Rev A dated 24.5.16.

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 Full details including maintenance plan in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be used until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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 [Prefix: 1505-] P001, (existing and proposed:) P002, P003/A, 004, 005, 006/A, 007/A, 008/A, 009/A, 010/A, 011/A.

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

- 4 The existing high grill metal fence shown on drawing P007/A above the brick boundary wall shall be removed prior to completion and first use of the development hereby approved.

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.

- 5 \*Highway works contribution  
Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure the necessary highway works for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5, CS11, CS17, CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 6 \*Travel Plan  
Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure the necessary Travel Plan including Travel Plan co-ordinator for the development shall be submitted to and

approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5, CS11, CS17, CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

7 \*Construction Management Plan (CMP)

Prior to commencement of the development, including site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure the necessary CMP for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and public safety in accordance with the requirements of policies CS5, CS11, CS17, CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

8 \*Need for a legal agreement

No works shall be commenced on site until such time as any owners of the land with the legal locus to enter into a Section 106 Agreement have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions 8 and 9 (and marked \*).

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 The proposed outdoor building designed to operate as a science lab is subordinate to the host school building and an appropriate design by virtue of its height and materials. The roof form and fenestration is designed to be subordinate in the context of the main school building and the views towards the brick boundary wall along Fortess Road with an overall height of 4.55 metres above playground level. The new science lab is planned to serve existing school pupils as well as teacher training workshops and the wider community on occasion. A new window is proposed to be inserted into the Fortess Road brick boundary wall to display learning material and create a visual communication link with the community.

The proposed materials include horizontal softwood timber cladding (Siberian larch) and anodised brushed bronze aluminium window and door frames including the canopy and the part school inner courtyard lower elevation. Such a new building in this location is not considered harmful to the character or appearance of

the host building or street scene because of its detailed design, bulk and height which are acceptable in the context of its surroundings.

Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Whilst the development will have some impact in terms of an increased bulk as viewed on Fortess Road, the proposal includes the removal of the unsightly higher level grill fence section on this elevation and the substitution of the lost outdoor play area to another area within the NE of the school site (in lieu of a converted staff car park). A tree shown on the east elevation was removed during the course of the application due to its structural effect on the boundary wall. This is acceptable and replacement tree not required due to presence of other trees and the constraints of the site. A green roof is proposed to be installed on the flat roof areas to increase biodiversity.

Supports and comments of no objection have been received and duly taken into account prior to making this decision.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.18, 6.12, 7.4 and 7.6 of the London Plan 2016 and paragraphs 14, 17 and 56-68 of the National Planning Policy Framework.

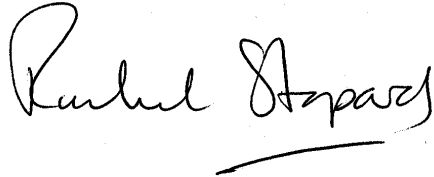
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 The matter covered by conditions 5, 6 and 7 above (also marked with an \*) is a matter which would usually be incorporated into a Section 106 Agreement. On Council-own schemes because the Council cannot enter into an agreement with itself the usual practice would be for the permission to reference the Section 106 requirements for information. If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of an interest in the Application Site the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document. This reflects the terms of planning condition 6 of the planning permission.

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 the name.

Rachel Stopard  
Executive Director Supporting Communities