

Miss Helen Reid
Hayhurst and Co
Hayhurst and Co
26 Fournier Street
London
E1 6QE

Application Ref: **2016/1252/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

28 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Netley Primary School
74 Stanhope Street
London
NW1 3EX

Proposal:

Creation of new classroom within existing roof and erection of external store, new staircase, WC and canopy all at roof level.

Drawing Nos:

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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including typical sections at 1:10 of all replacement windows (including jambs, head and cill).
 - b) Manufacturer's specification details of replacement windows (to be submitted to the Local Planning Authority) and samples of typical window frames.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 184 STEM A001 R1; A002; A005 R1; A106 r1; A110 R2; A111 R1; A112 R2; A113 R2; A210 r1; 213 R1; A010 r1; A011 r1; A012 r1; A013 r1

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is considered to be acceptable. The classroom would be located with the existing high level gable roof, which is currently a store room. Adjacent to the gable structure is a lower level flat roof, which is shielded from public view by a high parapet wall. Within this flat roof area an additional stairwell, external store, WC and canopy structure would be erected; on the gable roof itself a number of rooflights would be installing facing onto the flat roof area.

Given the height of the parapet and the building together with the enclosed nature

of the school with limited public views none of the additional structures would be overly visible from the public realm, any long views that may be possible would be in the context of a large varied school complex and would not be obtrusive or overbearing. The proposal is therefore acceptable in terms of design.

Existing windows within the gable roof would be replaced with windows to match existing; to ensure appropriate replacements are provided a condition will be added requiring that detailed drawings and samples as appropriate are submitted and approved by the Council.

There would be no additional overlooking beyond what may be possible from the school windows; no new windows are created other than rooflights overlooking the flat roof area. Given the positioning of the additional structures within the flat roof area and the surrounding high parapet wall there would be no impact on sunlight or daylight in the surrounding area.

The applicant has confirmed that there would be no increase in student numbers as a result of the scheme.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with London Plan 2016 and the National Planning Policy Framework.

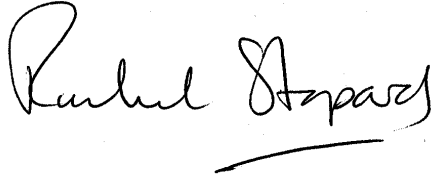
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities