

Miss Lianne Toothill
Wilby & Burnett
Provident House
123 Ashdon Road
Saffron Walden
Essex
CB10 2AJ

Application Ref: **2015/6000/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

2 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Our Ladys Primary School
Pratt Street
London
NW1 0DP**

Proposal:

Demolition of a nursery building (D1) and replacement with a new structure and associated boundary treatment

Drawing Nos: 2403/2/F01; F02; F03; F04; F05; F06; F07; F08; F09

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 The development hereby permitted shall be carried out in accordance with the following approved plans 2403/2/F01; F02; F03; F04; F05; F06; F07; F08; F09.

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

- 3 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012 and include an arboricultural method statement and a tree protection plan.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 4 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Detailed drawings, samples of materials, and evidence of weathering in respect of the proposed timber cladding and confirmation of the materials and colour used for the new boundary treatment, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. This will include:

Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 At least 28 days before development commences:

a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and

b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results of a written scheme of remediation measures, if required, shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposed nursery is considered an appropriate design by virtue of its similar scale and form to the existing building. It has been positioned closer to Pratt Street which would be an appropriate addition to the streetscape. The repositioning would allow a greater visibility of the grade I listed All Saints Greek Orthodox Church. The choice of timber cladding is considered an enhancement, although a condition has been attached to secure the quality of the materials to ensure they do not unacceptably weather over time. The replacement fencing surrounding the site would be in keeping with what exists and would be appropriate in its context. A further benefit of the proposal is the repositioning of the playground to bring it to the centre of the site allowing better surveillance.

The proposed removal of T3004, a cherry tree, is considered acceptable due to the tree's low contribution to the character of the area and its low life expectancy. The Arboricultural Report demonstrates that the proposed scheme could be implemented without adversely affecting the trees to be retained on-site. This is subject to full details of building foundations and layout to be secured by condition.

Construction vehicles servicing this site will have an impact on Pratt Street as well as the surrounding road network. The Council needs to ensure that the development can be implemented without causing damage to the public highway and without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. As such, a Section 106 Legal Agreement securing a CMP and a highways and streetworks contribution has been agreed. Given that the proposed nursery would not increase in size, a travel plan and cycle

parking details would not be required.

The site is located on an area with the potential for land contamination. As such, a written programme of ground investigation for the presence of soil, groundwater contamination and landfill gas would be required by condition. Should any contamination be identified on site, an appropriate remediation scheme shall be approved by the local planning authority and strictly adhered to.

No objections have been received. The sites planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. A listed building consent is not required in this instance as no works to the listed structure are proposed and the proposed development is not within its curtilage.

As such, the proposed development is in general accordance with policies CS5, C10 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP16, DP17, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.19, 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66, 72 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

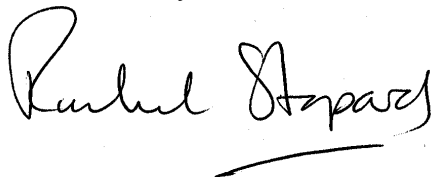
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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
Executive Director Supporting Communities