

**Development Control  
Planning Services**

London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7278 4444  
Fax 020 7974 1975

The Charlton Brown Partnership  
The Old Chapel  
Shepherds Walk  
London  
NW3 5UE

Application No: PWX0002203/R1  
Case File:F7/6/1

21st November 2000

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
69 FITZJOHNS AVENUE, NW3

Date of Application : 22/05/2000

Proposal :

Replacement of existing rear extension by the erection of a single storey rear extension to provide dinning and wet weather facilities and staff office,  
As shown on drawing numbers; 651/AP01A, 2A, 3A, 4A; 651/S01, 2, 3, 4 and 5.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



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Additional conditions:

- 1 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 on the approved application.
- 2 The development shall be constructed in accordance with the drawings hereby approved.
- 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 for a period of at least 12 months following the completion of the development hereby approved, or such longer period as may be required under Sections 198 and 211 of the Town and Country Planning Act 1990.
- 4 The numbers of pupils accommodated by the school shall not be increased beyond the existing number of 200 pupils on the school roll, as a result of the extension hereby approved.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN16 and EN33 of the London Borough of Camden Unitary Development Plan 2000.
- 2 To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN16 and EN33 of the London Borough of Camden Unitary Development Plan 2000.
- 3 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 EN81 of the London Borough of Camden Unitary Development Plan 2000.



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- 4 To ensure that the premises are not used for purposes which would be likely to generate an excessive amount of vehicular traffic in order to ensure compliance with the requirements of policy TR11 of the London Borough of Camden Unitary Development Plan 2000.

This application was dealt with by Charles Thuaire on 020 7974 5867.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department  
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU





Camden

ENVIRONMENT

Camden Town Hall  
Argyle Street  
Entrance  
Euston Road  
London WC1H 8ND

# PLANNING APPLICATION FORM

Town & Country Planning Act 1990

Development Control Team

Please read accompanying notes before answering any questions.  
Please complete all sections in BLOCK CAPITALS. Please answer every question.  
Four copies of the completed form and five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

THE CHARLTON BROWN PARTNERSHIP

Signed Maudsley

~~Applicant/Agent~~ (please delete)

Date 6/3/2000

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ 380

by cheque/P.O No: \_\_\_\_\_

~~No fee is payable for the following reason:~~

### FOR FINANCE SECTION USE:

Receipt No. \_\_\_\_\_

Date \_\_\_\_\_

Payee \_\_\_\_\_

Area: S NW NE

Cheque/PO £ \_\_\_\_\_

### FOR OFFICE USE:

Case file PWX0002202

Reg. No. PL/ \_\_\_\_\_

Date Record \_\_\_\_\_

## 1 Applicant

Name THE DEVONSHIRE HOUSE

Address SCHOOL PARTNERSHIP

69 FITZJOHN'S AVENUE,

HAMPSTEAD, LONDON

Post Code NW3 6PB

Tel. No. /

Agent (if any) to whom correspondence will be sent.

Name THE CHARLTON BROWN PARTNERSHIP

Address THE OLD CHAPEL,

SHEPHERDS WALK,

HAMPSTEAD, LONDON

Post Code NW3 5UE

Tel. No. 020 7794 1234

Contact Name/Ref: 651/GAVIN CHARLTON BROWN

## 2 Address of Application Site.

DEVONSHIRE HOUSE PREPARATORY SCHOOL, 69 FITZJOHN'S AVE.,

HAMPSTEAD, LONDON Post Code NW3 6PB

Does this site include any listed buildings/structures?

Yes  No

## 3a Description of Development for which application is made.

THE ADDITION OF A NEW CONSERVATORY IN PLACE OF THE EXISTING CONSERVATORY AND PART OF THE EXISTING OPEN TERRACE TO PROVIDE A DINING ROOM SEPARATE FROM THE GYMNASIUM, WET WEATHER FACILITIES AND RE-SITING OF THE EXISTING STAFF ADMINISTRATION OFFICE

## 3b Present use(s) of land or property.

PREPARATORY SCHOOL

## 4 Type of Application (tick as appropriate).

- A  A full application for new building works and/or change of use.
- B  An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.
  - Siting  Access  Design  External Appearance  Landscaping
- C  An application for removal/alteration of a condition of a previous planning permission.
- D  An application for renewal of permission.
- E  An application for buildings or works already carried out or use of land already started.
  - If you have ticked C or D please give date of previous permission ( / / ) and the reference (PL/ )

### 5 Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

651/AP 01 , 651/AP 02 , 651/AP 03 , 651/AP 04  
651/AP 05  
651/S 01 , 651/S 02 , 651/S 03 , 651/S 04 , 651/S 05

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

WHITE PAINTED TIMBER WINDOWS/DOORS , LEAD ROOF

### 6 Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?  
if yes specify works proposed  
Yes  No

- Does the proposal involve a new or altered access from a public highway?  
Vehicular - Yes  No   
Pedestrian - Yes  No   
Does the proposal affect a public right of way? Yes  No

- Have arrangements been made for refuse storage?  
Yes  No

- Does the proposal take account of the needs of people with disabilities?  
Yes  No  Not applicable

- Does the proposal provide for a means of escape in case of fire?  
Yes  No

- Does the proposal include parking spaces?  
If yes, please state the number of parking spaces.  
NO CHANGE TO PARKING FACILITIES  
Existing  Proposed

3022  
PWX000

### 7 All Types of Development: Floorspace.

- What is the amount of floorspace in the following categories to which the application relates?  
(If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)	Proposed gross
Retail (A1)	m <sup>2</sup>	m <sup>2</sup>
Financial/Professional Services (A2)	m <sup>2</sup>	m <sup>2</sup>
Restaurant/Cafe/Public House etc (A3)	m <sup>2</sup>	m <sup>2</sup>
Offices	m <sup>2</sup>	m <sup>2</sup>
Industrial	m <sup>2</sup>	m <sup>2</sup>
Warehousing	m <sup>2</sup>	m <sup>2</sup>
Residential	m <sup>2</sup>	m <sup>2</sup>
Hotel/Hostel (see below)	m <sup>2</sup>	m <sup>2</sup>
Other (state use and whether now vacant and complete floorspace columns)	m <sup>2</sup>	m <sup>2</sup>
<u>SCHOOL</u>	<u>APPROX. 785</u> m <sup>2</sup>	<u>869</u> m <sup>2</sup>
	m <sup>2</sup>	m <sup>2</sup>
<b>Total</b>	<b>785</b> m <sup>2</sup>	<b>869</b> m <sup>2</sup>
Hotel/Hostel: Number of (a)bedroom (b)bedspaces	a) b)	a) b)

What is total net area of the site? 2450 m<sup>2</sup>/hectares

8

Development Involving Residential Use (including conversion)

- Please give the number of existing residential units on the site:-  
 Single family dwelling houses  Self contained flats and maisonettes  Other   
 Number Vacant  Number Vacant  Number Vacant
- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes
1 bedroom		
2 bedrooms		
3+ bedrooms		
TOTAL		

- Are you proposing any non-self contained units? Yes  No   
 If yes, how many?

9

Information relating to Non-Residential Developments

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes  No
- If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan) Yes  No

PROPOSAL MAKES NO CHANGE TO LOADING FACILITIES

- Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other Vehicles
Existing	/	
Proposed	/	NO CHANGE

- Does the proposal involve the use of hazardous materials?  
 - If yes, please state what materials and approximate quantities in a covering letter. Yes  No

10

Section 66 Certificate

N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for

- If you are the sole owner of the land to which the application relates complete Certificate A below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired). This Certificate is not appropriate unless you are the sole owner. (See Note 10)
- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete Certificate B below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)
- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)
- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400.

CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)

I certify that:

- at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
- none of the land to which this application relates is, or is part of an agricultural holding.

Signed mandahey Date 6/3/2000  
 on behalf of THE CHARLTON BROWN PARTNERSHIP  
THE DEVONSHIRE HOUSE SCHOOL PARTNERSHIP

PWX0002203

**CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990**

I certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:  
(continue on separate sheet if necessary.)

Owner(s) name:	Address at which notice was served	Dates on which notice was served
_____	_____	_____
_____	_____	_____

2. none of the land to which this application relates is, or is part of, an agricultural holding.

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

**NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990**

Proposed development at (a) \_\_\_\_\_

I give notice that (b) \_\_\_\_\_

is applying to Camden Council for planning permission to:

(c) \_\_\_\_\_

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal development
- (b) applicant's name
- (c) description of the proposed development

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

**11 Duplicate Applications/Re-submissions**

Have you submitted a duplicate (ie identical) application? Yes  No

If yes, and you have already received an acknowledgment, please give our Registered number: PL; \_\_\_\_\_

Do you want your application to be considered as a re-submission of an earlier application that was either refused or withdrawn? Yes  No  N/A

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (please delete as appropriate):

PL: \_\_\_\_\_ Date \_\_\_\_\_

Have you submitted any other application in connection with this application? (eg for: Listed Building, Conservation Area, or Control of Advertisement Consent) Yes  No

If yes, please specify: \_\_\_\_\_

S022000XMA

**12 Is the applicant/agent related to either a member of the Council or any Council employee?**

Yes  No



THE CHARLTON BROWN PARTNERSHIP  
ARCHITECTS

The Old Chapel Shepherd's Walk Hampstead London NW3 5UE

Telephone: 0207-794 1234 Fax: 0207-435 5085 E Mail Office@charltonbrownptnrs.co.uk Web Site www.charltonbrownptnrs.co.uk

5th Floor Planning Reception  
Department of Planning, and Transport  
London Borough of Camden  
Camden Town Hall  
Euston Road. Argyll Street Entrance  
London WC1H 8EQ

Attention: Mr Charles Thuaire

PWX 0002203 R1

JoM/SH/651/AP

22nd May 2000

Dear Sirs,

re: THE DEVONSHIRE HOUSE SCHOOL. NW3

Following our meeting on site and telephone discussions, I am submitting a formal revision to the planning application reference PWX000220; five copies of our drawings Nos. 651/AP01A,02A,03A and 04A are enclosed.

I have taken your concerns and suggestions into account when making these amendments: the bulk of the proposal has been reduced to the size that you recommended; this also positions the proposal a sufficient distance from the existing sycamore tree; lead roofs have been omitted in favour of tiles to match the existing building and the conservatory element of the proposal has a glass roof; the fenestration of the conservatory is now in keeping with that of the main building.

I hope that this revision meets with your approval.

Yours sincerely,

*jo maudsley*

PWX0002203R1

JO MAUDSLEY  
THE CHARLTON-BROWN PARTNERSHIP

F7 16/1

Enc

cc: The Devonshire House School.

Gavin Charlton Brown B. Arch. DipArch.(Hons)

Jeremy Wight B. Arch.(Hons)DipArch.(Hons)

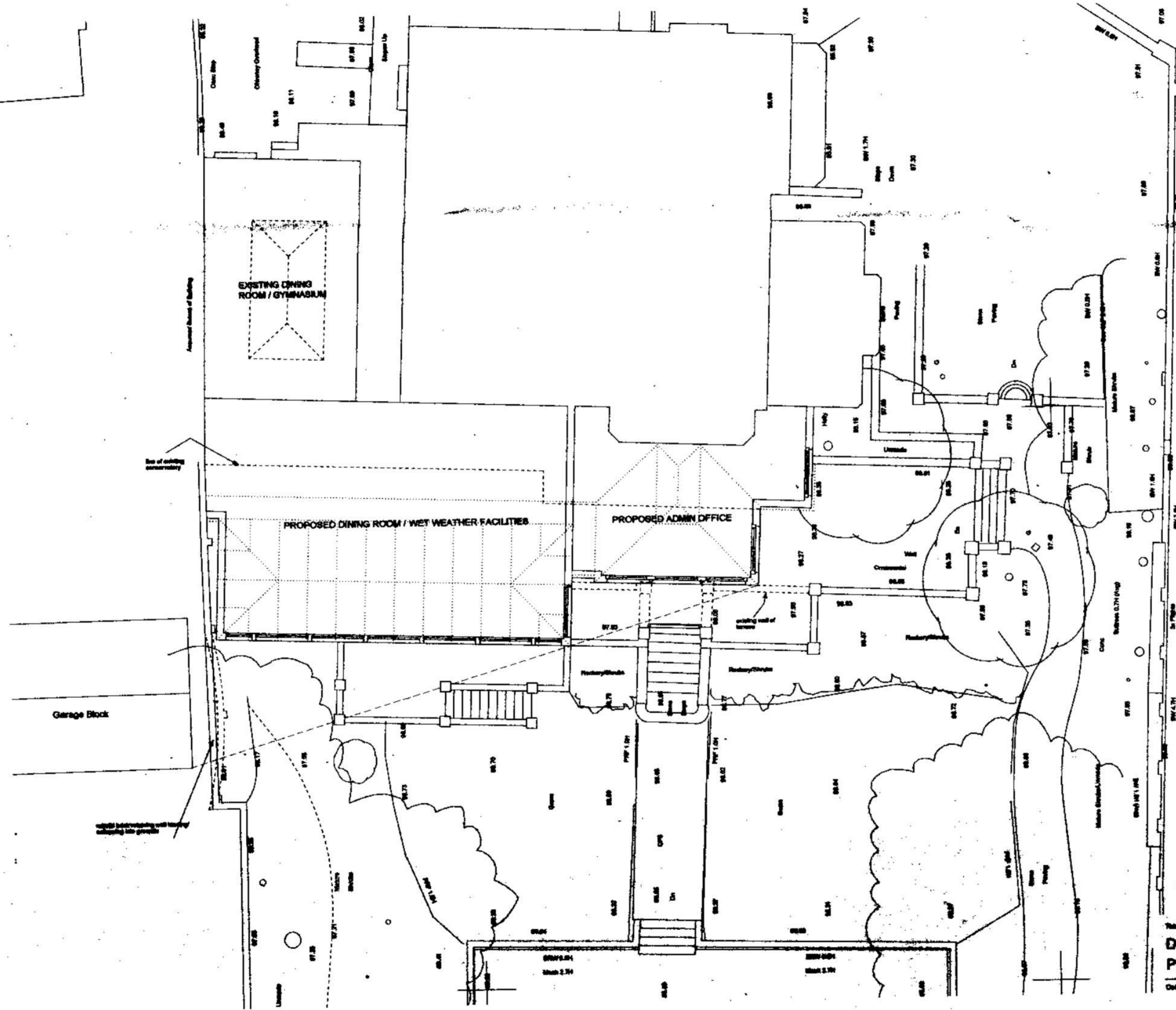
Sue Hipperson LCC(Dis)Partnership Secretary

Consultants

Michael Burroughs BA.MRTPI.FRSA Planning Consultant.

Mark Cooper BA(Hons)DipLA ALI Landscape Consultant





PWX0002203R1

PWX0002203R1

**F7/6/1**

THE CHARLTON BROWN PARTNERSHIP  
ARCHITECTS

The Old Chapel, 100, High Street, London, NW3 5LE Telephone: 0171 706 0300 Fax: 0171 400 0900

DEVONSHIRE HOUSE SCHOOL, 69 FITZJOHN'S AV., NW3  
PROPOSED GROUND FLOOR PLAN 651/AP 02A

Date: May 2000 Scale: 1:100 This drawing is copyright