

Robert Loader
Robert Loader Architect
30 Walkerscroft Mead
London
SE21 8LJ

Application Ref: **2016/2321/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

19 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

The Council (as landowner) Own Permission Under Regulation 3 Granted Subject to a Section 106 Legal Agreement

Address:

Primrose Hill Primary School
36-40 Princess Road
London
NW1 8JL

Proposal:

Part conversion and rear extension of Caretaker's House with new ramp to front and terrace to rear upper level and alterations to rear playground level provisions. Internal alterations in undercroft of main building and infilling of open undercroft area for classroom use. Erection of outdoor buffer space and canopy to the playground (Class use D1).

Drawing Nos: Site location plan, (as existing:) [Prefix: PHPS/] EX010/D, EX100/D, EX110/D, EX120/G, EX113/G, EX130/G, EX240/D, EX300/D, EX303/D, EX310/D, EX320/D, EX330/D, EX400/D, EX410/D, EX430/D, EX 440/D, (as proposed:) PR242/G, PR112/H, 200/G, PR122/G, PR313/H, PR322/G, PR412/H, PR432/G, PR242/G, PR605/G, PR507/G, PR332/G, PR512/G, PR540/G, Family and Childcare Trust Statement dated June 2016, PRPHS Outdoor Play Noise Impact Assessment ref. 24062016 dated 24/6/2016 by Gillieron Scott, Transport Statement dated 29/6/2016.

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: Site location plan, (as existing:) [Prefix: PHPS/] EX010/D, EX100/D, EX110/D, EX120/G, EX113/G, EX130/G, EX240/D, EX300/D, EX303/D, EX310/D, EX320/D, EX330/D, EX400/D, EX410/D, EX430/D, EX 440/D, (as proposed:) PR242/G, PR112/H, 200/G, PR122/G, PR313/G, PR322/G, PR412/H, PR242/G, PR605/G, PR507/G, PR332/G, PR512/G, PR540/G.

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

- 3 Full details in respect of the green roof in the area indicated on the approved raised 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 occupied 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.

- 4 Details of the secure and covered cycle storage area for 4x cycles shall be submitted to and approved by the local planning authority before commencement of this part of the development on site. The approved cycle storage facility shall be provided in its entirety prior to first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A 2.0 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the Waterside Place boundary elevation prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of 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.

- 6 All windows to the Waterside Place elevation shall be installed as obscure glazed prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of 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.

- 7 Before the relevant part of the 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 and a written scheme of remediation measures [if necessary] 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.

- 8 Notwithstanding the approved drawings, details of the proposed treatment of the forecourt area, including land level changes, railings, landscaping, buggy store and ramp shall be submitted for approval by the local planning authority.

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.

- 9 *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.

10 *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.

11 *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 9 and 10 (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 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).
- 2 The matter covered by conditions 9 and 10 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.

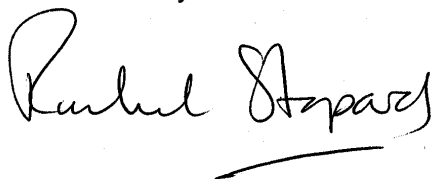
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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 it.

Rachel Stopard
Executive Director Supporting Communities