

Neil Macdonald
Macdonald Planning Consultancy
6 Sandmartin Grove
Lenzie
G66 3WF

Application Ref: **2016/3759/P**

Please ask for:

Nora-**Andreea.Constantinescu**Telephone: 020 7974 **5758**

31 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**16 Netherhall Gardens
London
NW3 5TH**

Proposal:

Alterations to the school (Class D1) street entrance including insertion of new pedestrian gate, repositioning of the vehicle access piers and gate, along with minor alterations to the dropped kerb.

Drawing Nos: Site location plan; Planning Design and Access Statement; 168:15:10 A; 168:15:11 A

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, as shown on the approved plans.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Planning Design and Access Statement; 168:15:10 A; 168:15:11 A

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the removal of a short section of the existing wall, introduction of a new brick pier, and realignment of the vehicular entrance, in order to allow a new pedestrian gate which provides dedicated pedestrian access for pupils, parents and teachers to the school. The gate in relation to the pedestrian access will match the existing vehicular access gates which are proposed to be retained.

The proposed new pedestrian access and gate would improve the safety of the pedestrian access to the school.

It is considered that no impact on the vehicular or pedestrian traffic along Netherhall Gardens would be caused due to the insertion of pedestrian access to the school or the alterations to the vehicular access.

The proposed alterations will preserve and enhance the appearance and character of the host dwelling, the streetscene or Conservation Area and therefore are considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5, CS11 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP21, DP24, DP25 and DP26.

- 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.
- 4 You are advised that a separate vehicular crossover amendment application would need to be submitted to the Council, as required by Highways Act (Clause 184). The building works should not commence on site until the decision is received. Details on how to apply for an amendment to an existing vehicular crossover are available on the Council's website at the hyperlink below:

<http://www.camden.gov.uk/ccm/content/transport-and-streets/parking/dropped-kerbs/>

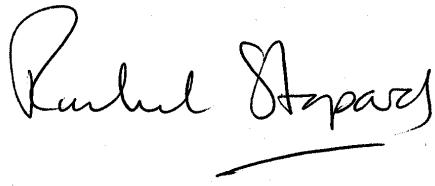
If you would like to discuss with Transport Strategy Team regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway including vaults and thresholds please call tel: 020-7974 5543 for further advice and information.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities