

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

Application Ref: **2016/2472/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:
Brecknock Primary School
Cliff Villas
London
NW1 9AL

Proposal:

Internal re-organisation of ground floor circulation and classes, erection of semi-outdoor learning spaces, canopies between classrooms and playgrounds and new entrance canopy.

Drawing Nos: Design and access statement, BRKK/LOC001, (as existing:) BRKK/EX010/B, BRKK/EX100/B, BRKK/EX110/B, BRKK/EX150/B, BRKK/EX160/B, BRKK/EX200/B, BRKK/EX220/B, BRKK/EX230/B, BRKK/EX240/B, BRKK/EX300/B, BRKK/EX310/B, (as proposed:) PHPS/PR011/B, BRKK/PR102/B, BRKK/DM101/B, BRKK/PR112/B, BRKK/PR152/B, BRKK/PR162/B, BRKK/PR202/B, BRKK/PR212/B, BRKK/PR222/B, BRKK/PR232/B, BRKK/PR242/B, BRKK/PR302/B, BRKK/PR312/B, BRKK/DM301/B, BRKK/DM311/B, BRKK/PR402/B.

The Council (as local planning authority) 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 The development hereby permitted shall be carried out in accordance with the following approved plans: BRKK/LOC001, (as existing:) BRKK/EX010/B, BRKK/EX100/B, BRKK/EX110/B, BRKK/EX150/B, BRKK/EX160/B, BRKK/EX200/B, BRKK/EX220/B, BRKK/EX230/B, BRKK/EX240/B, BRKK/EX300/B, BRKK/EX310/B, (as proposed:) PHPS/PR011/B, BRKK/PR102/B, BRKK/DM101/B, BRKK/PR112/B, BRKK/PR152/B, BRKK/PR162/B, BRKK/PR202/B, BRKK/PR212/B, BRKK/PR222/B, BRKK/PR232/B, BRKK/PR242/B, BRKK/PR302/B, BRKK/PR312/B, BRKK/DM301/B, BRKK/DM311/B, BRKK/PR402/B.

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

- 4 *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.

- 5 *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.

6 *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 4 and 5 (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 works to the building are for general improvements and in order to facilitate the inclusion of 2-year olds. The extension and alterations comprise a side/south-east semi-outdoor playroom extension to replace a similar sized structure at a similar location. The existing timber gates (by main doors to building) are to be removed and a new glazed canopy to be erected to the front area, between the main door and canteen, the front door to the building is to be relocated to the north side and the smaller lower canopy from the existing front door is relocated to the rear, on the boundary with the York Way residential yards to the rear. The works to the western elevation include the removal of canopies and outdoor enclosures and replacement with new canopies and a new nursery room. The existing front door is to be replaced with windows and entrance to the canteen is to be relocated with new doors along its south elevation. The proposed extensions and alterations are subordinate in scale and location to the school host building and an appropriate design by virtue of their amount and size and are not considered harmful to the character or appearance of the host building and street scene.

Whilst the development will have some impact in terms of works (relocated canopy) in proximity to the rear of residential properties at 131-137 York Way these are considered minor and will not be detrimental to the amenity of existing and future occupiers in terms of loss of light, outlook, enclosure or privacy.

A comment was received and duly taken into account prior to making this decision. The sites planning history was taken into account when coming to this decision.

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, DP20, DP21, DP24 and DP26 of

the London Borough of Camden Local Development Framework Development Policies.

- 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.
- 4 In the absence of a Section 106 agreement securing the matters covered by conditions marked with * above, the Department of Planning and Public Protection requires an unequivocal written statement from the Director of Property Management confirming that it will comply with the matters set out in conditions * (as provided in the form of the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land (not including disposals to individual tenants and occupiers) without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions * which are outstanding or ongoing.
- 5 The matter covered by conditions 4 and 5 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.

In dealing with the application, the Council (as local planning authority) 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

Executive Director Supporting Communities