

Mr John Goedecke
Gilmartin Ley
Unit 1 17 Leighton Place
London
NW5 2QL

Application Ref: **2016/3949/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
La Sainte Union Convent School
Highgate Road
London
NW5 1RP

Proposal: Continued use of single storey temporary portacabin to the south boundary of Croftdown Road for education use for a temporary period of three years.

Drawing Nos: 4516/2, Site location plan received 02/08/2016 and design and access statement dated June 2016.

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

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 4516/2, Site location plan received 02/08/2016 and design and access statement dated June 2016.

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



- 3 The portacabin outbuilding structure hereby permitted is for a temporary period only and shall be removed on or before 12th September 2019.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to 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.

Informatives:

- 1 Reasons for granting permission:

The application seeks permission for the retention of the temporary portacabin for a further three year period until 12th September 2019. The portacabin would be located in the same position as existing, behind the large building fronting Croftdown Road which shields the cabin from public views.

The school is undergoing major refurbishment and alterations as part of the Council's Community Investment Programme. The additional classroom space is required to enable the school to continue the existing education provision and to fulfil its obligations to the students and to meet guidelines set out by Government . Once these works are completed, the portacabin would be removed.

A further temporary permission is considered acceptable in this location as the type of structure is not one the Council is prepared to approve, other than for a limited period, owing to its appearance. The proposed continued use of the portacabin is not considered to harm the character and appearance of the Dartmouth Park Conservation Area or setting of the listed school house, on the basis of it being erected only for an extended temporary period and the need for the retention has been justified.

It would not result in a material loss of daylight, sunlight, privacy or outlook to neighbouring properties.

One objection and one comment were received and duly taken into account prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

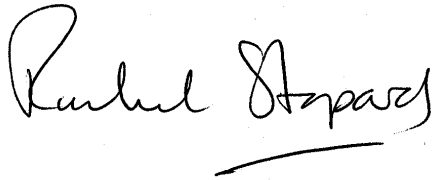
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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