

Professor Doug Clelland
3 Stone Court
High Street,
Great Rollright,
Chipping Norton
OX7 5RY

Application Ref: **2016/5286/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**68 Shoot-up Hill
London
NW2 3XL**

Proposal:

Variation of condition 2 (approved plans) of planning application ref 2015/5184/P (dated 20/11/2015) for the 'Erection of a second floor extension to existing school and part covered roof playground, including a new external staircase and lift to the rear', namely to allow various external design changes, as well as installation of ground heat pump enclosure and external floodlights.

Drawing Nos: OS Extract, MUL-AL(0)02 Rev B, MUL-AL(0)03 Rev B, MUL-AL(0)04 Rev B, MUL-AL(0)05 Rev B, MUL-AL(0)06 Rev B, MUL-AL(0)07 Rev A, MUL-AL(0)08 Rev A, MUL-AL(0)09 Rev C, MUL-AL(0)10 Rev D, MULAL(0)11Rev D, MUL-AL(0)12 Rev C, MUL-AL(0)13 Rev C, MUL-AL(0)14 Rev C, MUL-AL(0)11 Rev A, MUL-AL(0)15 Rev D, MUL-AL(0)16 Rev D, MUL-AL(0)C16 Rev J, MUL-AL(0)19 Rev D, MUL-AL(0)20 Rev C, MUL-AL(0)C31 Rev J, MUL-AL(0)C33 Rev G, MUL-AC(3)7 Rev A, MUL-AC(3)11 Rev B; E008; E010.

Supporting documents: Email confirmation of lighting specs/lighting models sent 15/11/16; External Light Specification (BEGA 77 514); External Light Specification (BX03 dated Oct 2016); External light levels confirmation email dated 15/11/2016; BRUKL Output Document; Design and Access Statement (dated September 2015), Gillieron Scott Noise



Impact Assessment (dated September 2015), Preliminary CMP (dated September 2015), Sustainability Report, Perspective of Roof Playground, Axonometric Studies and Existing Building Survey (dated May 2015).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 02:

The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Extract, MUL-AL(0)02 Rev B, MUL-AL(0)03 Rev B, MUL-AL(0)04 Rev B, MUL-AL(0)05 Rev B, MUL-AL(0)06 Rev B, MUL-AL(0)07 Rev A, MUL-AL(0)08 Rev A, MUL-AL(0)09 Rev C, MUL-AL(0)10 Rev D, MULAL(0)11Rev D, MUL-AL(0)12 Rev C, MUL-AL(0)13 Rev C, MUL-AL(0)14 Rev C, MUL-AL(0)11 Rev A, MUL-AL(0)15 Rev D, MUL-AL(0)16 Rev D, MUL-AL(0)C16 Rev J, MUL-AL(0)19 Rev D, MUL-AL(0)20 Rev C, MUL-AL(0)C31 Rev J, MUL-AL(0)C33 Rev G, MUL-AC(3)7 Rev A, MUL-AC(3)11 Rev B; E008; E010.

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

2 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission 2015/5184/P dated 20/11/2015.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Automatic time clocks shall be fitted to the floodlights hereby approved, prior to commencement of the use of the school, to ensure that the lighting does not operate between 22:00hrs and 07:00hrs Mondays to Fridays, or at any time on Saturdays, Sundays or Bank Holidays. The timer equipment shall thereafter be permanently retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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.

- 5 The cladding material to the 'Beanstalk' stair and lift enclosure shall be carried out in mill finish natural aluminium sheeting as shown on the approved documents

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.

Informative(s):

- 1 Reasons for permission:

Various extensions and alterations to the existing school have already been approved by planning permission ref 2015/5184/P (dated 20/11/2015) and are currently under construction. This application seeks to vary the approved plans and documents to include the following variations from the approved scheme: (1) alterations to cladding material for the 'beanstalk' stair/lift enclosure from polycarbonate to milled aluminium; (2) new front door screen and canopy to main entrance; (3) the installation of an enclosure to house the previously approved heat pump equipment; (4) installation of external flood lighting to main building.

(1) The proposed variation of cladding material is proposed in order to ensure that the structure remains in accordance with building regulation / fire safety standards. The proposed milled aluminium with 'bubble' patterning would enhance the playful character of the building, reflecting its use for younger children and would not detract from the overall design of the approved scheme or the general streetscene.

(2) The proposed screen and canopy would improve the main entrance way to the school by providing improved enclosure/protection and privacy and the canopy would feature a waved form reflective of the roof of the main building. It is

considered that these variations would act to enhance the character, appearance and function of the approved scheme.

(3) Part of the sustainability provision approved under the parent application included the installation of a ground source heat pump for passive heating and cooling of the school building. The proposed housing enclosure for this plant equipment is acceptable in terms of design, scale and location. A noise condition is reimposed to ensure that this equipment does not disturb nearby residential occupiers.

(4) The proposed floodlights is considered to be appropriate by virtue of its temperature, the distribution and aiming of the luminaires, and limited light spill. These elements would be controlled by time clocks, so that the lights are automatically switched off to suit pre-set times. It is not considered that the proposed lighting would lead to any detrimental impact on residential amenities or wildlife. The lighting is also not considered to result in any visual disruption and would act to attractively and subtly illuminate the school building, bolstering its identity for the local community.

Overall the proposed alterations are not considered to lead to any harm to neighbouring residential amenity, design and bulk of the building, character of the streetscene, local ecology and wildlife, or transport issues.

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 policies CS5, CS10 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP20, DP24 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.

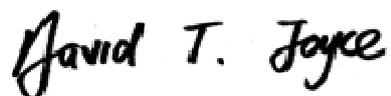
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Executive Director Supporting Communities