

Gareth Stockbridge  
Stuart Henley & Partners  
6 Wrotham Business Park  
Barnet  
EN5 4SB

Application Ref: **2016/6439/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

21 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**The Hall School**  
**69 Belsize Park**  
**London**  
**NW3 4EH**

Proposal:

Alterations to existing terrace at first floor level to the rear of the Infant School Building, including an extension to the balcony platform, replacement balustrading and access doors, together with the installation of a replacement door opening to rear elevation of the Junior School Building at lower ground floor level.

Drawing Nos: 4812 01, 4812 03, 4812 05, 4812 11, 4812 12A, 4812 13, 4812 13A, 4812 BR1, 4812 BR2

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, 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 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: 4812 01, 4812 03, 4812 05, 4812 11, 4812 12A, 4812 13, 4812 13A, 4812 BR1, 4812 BR2

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

#### Informative(s):

- 1 Reasons for granting permission.

The application site is The Hall School, which is located at 69 Belsize Park within the Belsize Park Conservation Area. The school is located on a corner site at the junction with Buckland Crescent.

The development is an extension to the first floor terrace for the infant school. This building has a modern lower ground floor and upper ground floor extension forming an L-shape around an open deck. The terrace extension will make this deck slightly larger, without enlarging the extension itself. It is considered that this will not detract from the conservation area. The fenestration will become more intricate, with smaller panes of glass, which will improve the appearance of the extension within its historic context.

The development also includes a set of replacement double doors on the rear elevation of the adjacent junior school building. This elevation does not face the highway and this minor alteration at ground floor level is considered to have no impact on the conservation area

Overall, the development would preserve the character of the building and the conservation area.

The proposal is also not considered to cause any adverse impacts on the amenity of adjacent residential properties.

The planning history of the site was taken into account when coming to this decision and no objections were received to this application.

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 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016'. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

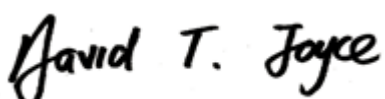
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Executive Director Supporting Communities

