

Mr Edward Toovey
Ed Toovey architects
Studio 401 Royle building
31 Wenlock road
London
N1 7 SH

Application Ref: **2017/0237/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

17 March 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
University College School
Frognal
London
NW3 6XH

Proposal:
New electrical substation
Drawing Nos: 1117D/ GE / 010, 1117 D / GL / 001, 1117D / GL / 002, 1117D/ GA / 010,
1117D / GL / 012, Design and Access Statement.

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

Conditions and Reasons:

- 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 Lodge 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 1117D/ GE / 010, 1117 D / GL / 001, 1117D / GL / 002, 1117D/ GA / 010, 1117D / GL / 012, Design and Access Statement.

Reason:

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

Informatives:

- 1 Reasons for granting permission

The proposed development relates to the service yard to the rear of The Lodge, a Grade II listed building within the grounds of University College School, Frognal. The application seeks to erect a new electrical substation within the service yard to facilitate the construction of an extension to the Lodge building, granted under application ref. 2015/4508/P, to accommodate the associated equipment. The redundant substation would be removed. The location of the proposed building is currently used for bin storage.

The new substation would adjoin an existing substation of similar design, materials and dimensions, measuring 4.7m wide, 4m deep and 2.7m high with a flat roof. The principle of such a structure in this location has been established, and is not considered to cause harm to the setting of the listed Lodge building. The practical need for the structure is justified within the Design and Access Statement. The appearance and materials are utilitarian in character but will match the adjoining structure and are considered to be acceptable. There would be very limited views of the new structure from outside of the site, and the structure would largely blend in with the brickwork boundary wall behind, having a neutral impact on its surroundings.

The substation would be substantially lower than the boundary fence and would have no impact on the amenity of neighbours.

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

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as

amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, 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.

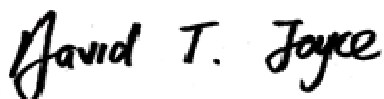
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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