

Mr. John Goedecke
Watkinson & Cosgrave
Unit 1
17 Leighton Place
London
NW5 2QL

Application Ref: **2017/1553/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

3 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

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

Proposal:

Variation of condition 3 of planning permission approved on 27/09/2016 under ref: 2016/2030/P for the replacement of existing single glazed steel casement windows and timber doors with double glazed powder coated aluminium framed casement windows and doors; namely, the installation of aluminium brise soleil to the south elevation of the De Debrabant Building.

Drawing Nos: Superseded plan: 4739/4

Proposed plan: 4761/1 Rev. B

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 the original application approved on 27/09/2016 under



reference 2016/2030/P.

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

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:5 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Manufacturer's specification and details of all materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site for the duration of the works.

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: Site Location Plan; 4739/1; 4739/2; 4739/3; 4761/1 Rev. B; 4739/5; 4739/6; 4739/7; 4739/8; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

This application seeks permission for revisions to the previously approved proposal to replace the existing single glazed steel casement windows with double glazed powder-coated aluminium-framed windows. This application doesn't seek to change the design of the approved windows, but to install projecting brise soleil above the ground floor and first floor windows to the south elevation of the De Debrabant building. Although the development would be highly visible as this elevation fronts onto Croftdown Road, the proposed alterations are not considered to detract from the design character established within the parent application.

The brise soleil has been introduced to the scheme to prevent overheating to the south-facing classrooms, due to the large amount of glazing. This is considered to be a preferable solution to the installation of cooling equipment, which would reduce the sustainability of the overall scheme. It is not considered that the brise soleil would cause harm to the character and appearance of the host building and

are therefore considered acceptable.

Similarly, the development would not cause any additional harm to the amenity of neighbouring residents in terms of a loss of outlook, daylight or privacy.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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 Planning (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, policies DP24, DP25, and DP26 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 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 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

David T. Joyce

David Joyce
Director of Regeneration and Planning