

Mr Nick Hayhurst
Hayhurst and Co
26 Fournier Street
London
E1 6QE

Application Ref: **2017/0387/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

9 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Torriano Junior and Infant School
Torriano Avenue
London
NW5 2SJ

Proposal:
Second floor level side extension on existing flat roof section to provide additional teaching accommodation and metal safety handrail.

Drawing Nos: 204 A001, 204 A002, 204 A003, 204 A004, 204 A101, 204 A102, 204 A103 REV 1, 204 A104 REV 1, 204 A105, Design & Access Statement (ref: 204 DAS001, DAS002 & 204 DAS003), Construction Plan (ref: 204 A030 1 REV 1 204 & A031 1 REV 1), Development 3D Photomontage/views, Letter From Applicant regarding Construction Management (LB Camden Education dated 04/05/17)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 204 A001, 204 A002, 204 A003, 204 A004, 204 A101, 204 A102, 204 A103 REV 1, 204 A104 REV 1, 204 A105, Design & Access Statement (ref: 204 DAS001, DAS002 & 204 DAS003), Construction Plan (ref: 204 A030 1 REV 1 204 & A031 1 REV 1), Development 3D Photomontage/views, Letter From Applicant regarding Construction Management (LB Camden Education dated 04/05/17)

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

- 3 Details of external materials and finishes shall be submitted to and approved in writing by the local planning authority, before the relevant part of the work is begun. The relevant part of the works shall only be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft.

- 4 Construction deliveries to and from the site shall only be carried only at the following times:-

-During school term time between: 9:30am and 2.30pm Mon - Fri, 8:00am - 1:00pm Sat and not at all on Sun or Public Holidays (and not during school break times) and

-Outside school term time between: 8am-6pm Mon - Fri, 8:00am - 1:00pm Sat and not at all on Sun or Public Holidays

Reason: In the interests of highway safety and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP20, DP26, and DP28 of the London Borough of Camden Local Development Framework Development Policies and policies A1, A4 and T4 of the London Borough of Camden Draft Local Plan.

Informative(s):

- 1 Reasons for granting permission - (Delegated)

The application site is located at Torriano Junior and Infant School, Kentish Town. The site is not located in a Conservation Area, but is adjacent to the Kentish Town Conservation Area and is a Locally Listed Building.

The development proposes the construction of a second floor level side extension to provide additional teaching accommodation and the installation of a handrail on the edge of the roof in front of the extension. The extension would be sited on an existing section of flat roof on the southern side of the building, which is located between the higher front section of the building and the pitched roof to the rear.

The extension would be set back from the side elevation of the building by 1.5 m. It would be a single storey structure, with an asymmetrical roof set behind a higher asymmetrical gable to the front. The extension would measure 4.4 m depth and 3.4 m width, 2.9 m height (east side), 3.6 m height (west side) with a maximum height of 4.9 m at the pitch of the front gable. The extension would be constructed from matching bricks to the side and rear, the symmetrical roof to the rear would use matching roof tiles and the front elevation would use timber-framed glazed doors with shelving plants with the front roof element being constructed from stainless steel shingles.

The development would have a scale and form which would harmonise well into this location on the roof of the building. The modest size and set back would ensure that the extension would integrate well with the existing building and the roof form and materials are designed to reflect the existing roof pitches and the appearance of the existing dormers. Overall, this contemporary extension would complement the design and character of the existing Locally Listed Building and would not harm the character of the area (including the adjacent conservation area). The proposed black painted metal handrails on the roof of the semi-circular bay-window would be a sympathetic alteration to the building.

The development is located at roof level and would not result in a material amenity impact on neighbouring properties. The nearest residential properties are 50 m to the south west so the terrace would not result in any overlooking.

The developer would manage the construction process and delivery hours to ensure site safety and avoid highway conflicts. Where delivery vehicles need to enter the site, they will be required to reverse from the highway and onto the site using traffic safety marshals. They will not be allowed to reverse from the site and onto the highway. These measures would ensure site and highway safety; a construction management plan is not required as it would not be considered proportionate to the small scale of the development.

No objections have been received and 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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP20, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, A4, D1, D2 and T4 of the London Borough of Camden Local Plan Submission Draft. The proposed development also accords with the Kentish Town Neighbourhood Plan, The London Plan and the National Planning Policy Framework.

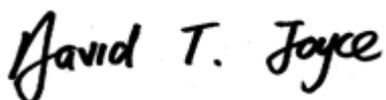
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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