

Miss Alice Brown
AAB architects
Studio 9
Bickerton House
25 Bickerton Road
London N19 5JT

Application Ref: **2017/0872/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

7 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Richard Cobden Primary School
29 Camden Street
London
NW1 0LL

Proposal:
Rear single-storey extension to the Richard Cobden Nursery (33sqm) to include relocation of existing canopy within school grounds and other minor alterations.
Drawing Nos: (Prefix: 318) _X1250, (as approved and existing:) X 510 A, P 102 G, P 105 D, P 107 A, P 501 E, P 201 H.
(as proposed:) P 501 G, P 102 J, P 105 F, P 201 K, P 107 C, Design and access statement by AAB architects dated February 2017.

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 (Prefix: 318) _X1250, (as proposed:) P 501 G, P 102 J, P 105 F, P 201 K, P 107 C,

Reason:

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

- 4 * Prior to occupation of the school, a School Travel Plan, setting out measures for promoting sustainable transport modes to reduce the number of vehicle trips to the school by encouraging and/or developing alternative travel options; and raising awareness about travel issues such as air pollution and road safety, shall be submitted to and approved in writing by the local planning authority. The measures contained in the Travel Plan shall at all times remain implemented.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 **NEED FOR A LEGAL AGREEMENT**

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 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).

- 2 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.

- 3 Reasons for granting permission:

The proposal is for changes to the nearly completed nursery at this school. The nursery received planning permission in 2015 under ref. 2014/5194/P and has been constructed. The proposal seeks permission for an extension to the approved footprint of 33sqm. This includes internal reconfiguration of the layout, alterations to the fence between the bursary play area and the south playground and relocation of two existing steel canopies to an adjoining area within the school. The number of children is not proposed to be amended and no other aspects of the previous permission are proposed. The changes to the internal layout are in response to revised standard requirements.

The extension to the nursery sits within the school grounds and does not face the road. The design of the extension is sympathetic to the original design and complements it. It does not result in an overly large structure, it not higher than the existing structure and retains sufficient open space as playground. Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of privacy, outlook, daylight and sunlight.

Whilst the development will have some impact in terms of additional bulk to its rear, due to its location facing inwards to the school, as mentioned above, such an extension in this location is not considered harmful to the character or appearance of the host building, street scene or the Camden Town Conservation Area.

Some of the details of conditions with the previous permission (such as green roof, brick sample and PV panels) were discharged previously under ref. 2015/6158/P on 13/01/2016. Planning obligations regarding the Construction Management Plan, Highway Measures and Land Swap (conditions 5 & 6 and 8) have been discharged separately. Other outstanding conditions are included with this permission again.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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.

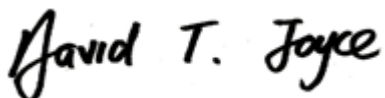
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP16, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and emerging policies of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning