

Neil Macdonald
Macdonald Planning Consultancy
6 Sandmartin Grove
Lenzie
G66 3WF
United Kingdom

Application Ref: **2017/2162/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

9 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**16 Netherhall Gardens
London
NW3 5TH**

Proposal: Creation of an enlarged vehicular entrance to the school (Class D1) including the repositioning of 1 x brick access pier, replacement of entrance gate and alterations to the dropped kerb.

Drawing Nos: Design and access statement dated April 2017; 168:15:09; 168:15:P20; 168:15:P21.

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 boundary treatment, 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016 .

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and access statement dated April 2017; 168:15:09; 168:15:P20; 168:15:P21.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the relocation of a pier removing of a short section (approx. 0.9m) of the existing wall boundary wall, facing Nutley Terrace. The replacement brick pier will replicate the existing in terms of design and will create a wider vehicular access into the school. The replacement vehicular gates will replicate the height and design of the original.

It is considered that no impact would be caused to the vehicular or pedestrian traffic along Nutley Terrace as a result of the proposed alterations. The proposed changes to the crossover would not result in the loss of any on-street parking bays. The applicant would need to the Council's highway departments to apply for a vehicular crossover amendment application.

The proposed enlarged entrance would not have an impact on the character and appearance of the host building or the wider Conservation Area and therefore are considered acceptable. 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 2013.

No objections have been received prior to making this decision. 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5, CS11 and CS14 and the London Borough of Camden

Local Development Framework Development Policies, with particular regard to policies DP21, DP24, DP25 and DP26, and also with Camden Local Plan Submission Draft 2016 with particular regard to policies A1, D1, D2, and T1.

- 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.
- 4 You are advised that a separate vehicular crossover amendment application would need to be submitted to the Council, as required by Highways Act (Clause 184). The building works should not commence on site until the decision is received. Details on how to apply for an amendment to an existing vehicular crossover are available on the Council's website at the hyperlink below:

<http://www.camden.gov.uk/ccm/content/transport-and-streets/parking/dropped-kerbs/>

If you would like to discuss with Transport Strategy Team regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway including vaults and thresholds please call tel: 020-7974 5543 for further advice and information.

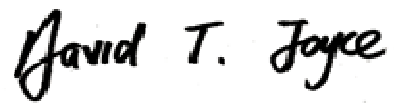
- 5 The Inspector's report on the Council's emerging Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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