

Mr Matthew Gadsby  
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Application Ref: **2017/4564/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

21 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**St Dominic's Primary School**  
**Southampton Road**  
**London**  
**NW5 4JS**

Proposal:  
Erection of new perimeter fencing and new canopy to the roof.  
Drawing Nos:

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1000, 1001, 2010, 3000, proposed special vertical bar fencing and Oxford barrel canopy.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for erection of replacement perimeter fencing measuring 1.85m in height along the rear elevation and new fencing measuring 1m in height along the front/side elevations on top of the existing brick perimeter wall. The fencing will be constructed of black cast iron. It is noted that there are existing 1.85m railings of an identical design to the rear elevation and the replacement would be same. It is not considered that the proposed new railings to the front and side elevations would have a detrimental impact on the character of the host property as they are small scale and the proposed materials are in keeping with the character of the property.

The school already has use and access to the roof via two existing stairwells. The proposed new canopy on the roof will measure 6m wide, 6m deep and stand at 3.2m high with a domed valley sloped roof. The canopy will have a footprint of 36sqm. The canopy will not be visible from the public highway, as it will be obscured by the existing brick arch and canopy to the front of the building, as well as the existing parapet wall. The nearest properties to the rear of the school building are located over 40m away and therefore the canopy is not considered to cause harm to the character of the host property or the amenity of neighbouring properties in terms of loss of light or outlook.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received.

As such, the proposed development is in general accordance with policies A1, C5 and D1 of the Camden Local 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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

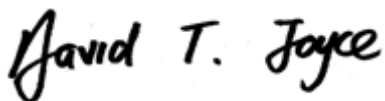
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

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