

Mrs Katharine Terry
Sarah Wigglesworth Architects
10 Stock Orchard Street
London
N79RW

Application Ref: **2017/4793/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

9 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Kingsgate Primary School
Kingsgate Road
LONDON
NW6 2JG

Proposal:

Details of building foundations design, cycle storage and Construction Management Plan pursuant to conditions 4, 7 and 13 of planning permission ref. 2017/1100/P granted on 27th June 2017 for the demolition of existing single storey extensions and replacement with new single storey extensions to provide new school hall, library space, disabled WC and entrance space.

Drawing Nos: 596_P-001/B, 596_P006/A, CMP pro-forma v2.2 dated 14th September 2017, Kingsgate Construction Programme Rev A, below ground drainage details 24220.002-610 Ver 4 and 24220.002-600 Ver 3, ground floor sections & details 24220/50 Ver 4, Arboricultural Method Statement ref. 170731 0369 AMS V2.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approving details:



Condition 4 (Building foundations):

The details submitted have been assessed by the Council's Tree Officer and are considered sufficient to demonstrate that the foundation type and layout will not adversely affect the trees to be retained off site.

Condition 7 (Cycle storage):

The condition requires the provision of 32 covered and secure cycle parking spaces (17 new spaces plus 15 existing spaces to be relocated).

The plans provided indicate that a covered and secure cycle store with a capacity of 24 bicycles will be provided in the northwest corner of the site adjacent to the MUGA. The proposed level of provision is less than that required by the condition. However, the plans provided indicate that the covered and secure cycle store can be extended in the future in order to accommodate 32 bicycles. This is considered acceptable in this case. The proposed store would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

Condition 13 (Construction Management Plan):

The submitted CMP has been assessed by the Council's Transport and Environmental Health Officers. The submission demonstrates that any harm to local amenity and highway conditions will be minimised and is thus considered acceptable.

The full impact of the proposal has already been assessed.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 5 (Materials/ samples), 8 (PV cells), 11 (CMP assessment fee) and 12 (Highway contributions) of planning permission ref. 2017/1100/P granted on 27th June 2017 are outstanding and require details to be submitted and approved.

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