

Ms Boushra Taraza
Curl la Tourelle Head Architecture
80 Lambale Street
London
NW5 4AB

Application Ref: **2017/5682/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

4 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Argyle Primary School
Tonbridge Street
London
WC1H 9EG

Proposal:

Creation of a new ramp from the Annex to the school's playground and replacement of doors to annex and timber gate with metal gate.

Drawing Nos: (992) 1000, 2001revB, 2002revB, 2011revA, 2012, 4001revA, 4002revA, 4003revA 4004revA, 4008revA, 4009, 4011, Planning statement dated October 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 policies D1 and D2 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: (992) 1000, 2001revB, 2002revB, 2011revA, 2012, 4001revA, 4002revA, 4003revA 4004revA, 4008revA, 4009, 4011.

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

Informative(s):

- 1 Reasons for granting permission-

The scheme involves a new external entrance ramp to the annexe building of the school, replacement of the doors and gate for the annexe building. These are associated with changing the first floor of the annexe building from a disused caretaker's home to a new classroom and creating a new reception area at ground floor level. As the first floor residential accommodation is ancillary to the existing school use, there is no change of use requiring permission. There would be no increase in pupil numbers as a result of the works.

A new ramp alongside the footpath on the west side of the Annex would provide an accessible route to the playground. A door and gate at ground floor level would be replaced with ones of similar appearance to improve access to the annexe building.

The scheme has been developed in consultation with the Council's Access and Service Development Officer. It would comply with Part M of the Building Regulations and the Equality Act 2010.

The proposals would be appropriate in terms of design and materials and would preserve the character and appearance of the host building, streetscene and the Bloomsbury Conservation Area.

No objections were received in relation to the proposal. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, C2, C6, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development is also in accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

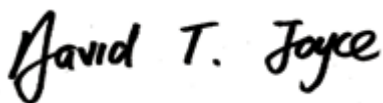
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning