

Mr David Williams  
Planning Resolution Ltd  
Thorncroft Manor  
Leatherhead  
Surrey  
KT22 8JB

Application Ref: **2016/1355/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

19 September 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**82 Heath Street**  
**London**  
**NW3 1DN**

Proposal:

Change of use of part of upper ground floor and whole of lower ground floor from retail use (Class A1) to provide additional space for use by Heathside Preparatory School (Class D1); new external metal staircase within rear courtyard; reinstatement of rear doors at lower and upper ground floor levels; creation of new opening in brick wall at rear

Drawing Nos: 880-S01-P1; 880-S02-P1; 100acres-EXGA00-P3; 100acres-GE01-P3; 100acres-GA00-P2; 100acres-GE00-P2; 100acres-GS01-P2; 880-GS03-P1

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 880-S01-P1; 880-S02-P1; 100acres-EXGA00-P3; 100acres-GE01-P3; 100acres-GA00-P2; 100acres-GE00-P2; 100acres-GS01-P2; 880-GS03-P1.

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

- 3 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only be used as for educational purposes and not for any other use within Class D1.

Reason: To ensure that the use of the building does not adversely affect the adjoining premises and surrounding area by reason of noise, traffic congestion, and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The Class D1 use hereby permitted shall not be carried out outside the following times: Mondays to Fridays 0800 - 1700 hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the use commences details of acoustic mitigation measures for the external staircase shall be submitted to and approved in writing by the local planning authority. The use shall thereafter not be carried out other than in accordance with the approved scheme. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No more than 30 people (pupils and staff combined) shall occupy the Class D1 planning unit hereby approved at any one time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

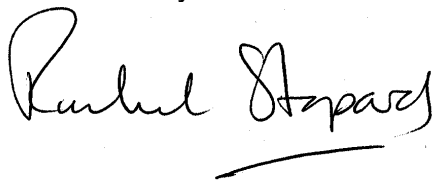
- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 Noise from demolition and construction works is subject to control 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.

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



Rachel Stopard

Executive Director Supporting Communities