

Application ref: 2017/6770/P
Contact: Samir Benmbarek
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Date: 14 May 2018

Development Management
Regeneration and Planning
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Mr John Coombs
100 Rochester Row
London
SW1P 1JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
South Hampstead High School
1-3 Maresfield Gardens
London
NW3 5SS

Proposal: Erection of brick wall, pillars and metal railings along College Crescent boundary to include 2x pedestrian gates, 1x vehicular gate and 1x gate for refuse/recycling facilities and associated alterations to adjacent kerb to secondary school

Drawing Nos: A/SHHS: 2001_A; Design and Access Statement by Hopkins Architects (9502).

1805: P_01A; P_02A; P_03.

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 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:

A/SHHS: 2001_A; Design and Access Statement by Hopkins Architects (9502).

1805: P_01A; P_02A; P_03.

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

Informative(s):

- 1 Reasons for granting permission:

The boundary wall would help secure the Secondary School for user and vehicular safety. The design of the southern boundary wall is considered appropriate. It would be constructed of red brick for the base and pillars (to feature concrete coping) with metal railings and gates with a black painted finish. The gates (excluding the vehicle gates) feature a guardrail at the kerb which emulates the design of the proposed railings and is also considered acceptable. The scale of the proposed boundary wall would be similar in height and appearance to an existing boundary wall further along the site.

The application includes the planting of 3 trees and planting of flowers behind the proposed boundary wall. The planting is considered acceptable by the Council's Tree and Landscaping officer as the proposed trees would be the same as the approved trees within a previous application on the redevelopment of the school site.

The Council's Transport Officer raises no objection to the scheme, including the pedestrian and vehicle gates and the guardrails. The proposal is considered to maintain the same amount of buffer space between the road and the boundary of the school and would improve both pedestrian and vehicular use along College Crescent. A Construction Management Plan is not required given the scale of the works.

Due to the nature and size of the proposal and its location, it is considered that the proposal would not harmfully impact the amenity of adjacent residential occupiers. One comment has been received and duly taken into account. The planning history of the site and relevant appeal decision have been taken into account when coming to this decision.

Considerable importance and weight has been attached and 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and T3 of the London Borough of Camden Local Plan 2017. The proposal also with the London Plan 2016 and the National Planning Policy Framework 2012.

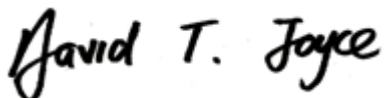
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.
- 3 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).

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