

Application ref: 2018/1427/P
Contact: Samir Benmbarek
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Date: 14 June 2018

Development Management
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Mr David Walker
43 Croftdown Road
London
NW5 1EL
SE1 9PD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Mulberry House School
68 Shoot-Up Hill
London
NW2 3XL

Proposal: Erection of two-storey annex building and associated wall treatment to northern boundary of school site.

Drawing Nos: Unnumbered Location Plan (OS Extract).

0606-BDG-00-DR-A-1000; 0606-BDG-00-DR-A-1001; 0606-BDG-00-DR-A-1100; 0606-BDG-00-DR-A-1101; 0606-BDG-00-DR-A-2400; 0606-BDG-00-DR-A-2600; 0606-BDG-00-DR-A-2700; 0606-BDG-XXX-DR-A-2601.

MUL-AL(0)C15_C; Arboricultural Report by Frank Parsons Arboriculturalist dated 24th April 2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Unnumbered Location Plan (OS Extract).

0606-BDG-00-DR-A-1000; 0606-BDG-00-DR-A-1001; 0606-BDG-00-DR-A-1100; 0606-BDG-00-DR-A-1101; 0606-BDG-00-DR-A-2400; 0606-BDG-00-DR-A-2600; 0606-BDG-00-DR-A-2700; 0606-BDG-XXX-DR-A-2601.

MUL-AL(0)C15_C; Arboricultural Report by Frank Parsons Arboriculturalist dated 24th April 2017.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The application seeks to erect a two-storey school annex building along the northern perimeter of the site to provide primarily special needs teaching facilities and additional teaching/staff space in conjunction with the existing school building. The proposed building would replace the the existing staff facilities and storage structures along the eastern and northern perimeter which have a combined footprint of 33sqm. At 67.67sqm the building would result in a net loss of approximately 34sqm of the school playground. However, the majority of the playground would remain as result of the proposal (114sqm) and other outdoor facilities for the pupils are within the existing MUGA facility upon the roof of the main building.

The height of the proposed two-storey school building would be 5.3m from ground

level, with a maximum width of 15.6m and a depth of 4.9m. The scale of the proposed annex building is considered subordinate and secondary to the main school building including its recent extensions.

At ground floor level, the building would be constructed of stock brick in a matching colour and texture to the existing brickwork of the boundary wall. Along the northern boundary (shared with Minster Road) the brickwork would feature an incremental wave like design which is considered to provide visual interest at street level and break up an otherwise typical boundary wall. The southern elevation would comprise of aluminium framed doors and windows along with the brickwork.

At first floor level, the external materials used would be Corian for the curved roofing; clear and opaque linit panelling for the north elevation along with cedar panelling where the building curves; and glazing with a grey finish at the south elevation. The second storey also features a curved rooflight and aluminium solar shielding and stainless steel panelling. The materials used in the construction of the building are of high quality and a condition would be attached upon approval to secure further details of these materials (including samples) to ensure that this high quality is carried out within the development of the annex building.

Overall, the proposal is considered to be a high quality building that does not compete with either the traditional three storey buildings along Minster Road, the main school building, or its contemporary extension.

It is considered that the proposed annex building would not impact upon the amenity of neighbouring occupiers in regards to outlook, privacy and sense of enclosure. The location of the annex building within the site would result in the proposal being positioned further forward (onto the street) than the adjoining terrace of residential buildings on the southern side of Minster Road. This results in overlooking from the rooflight to the street and no overlooking into the side windows of No. 1 Minster Road.

A negligible loss of light would be experienced by No. 1 Minster Road through the ground floor side windows and this impact is considered as minimal due to the existing boundary wall and alleyway between the sites.

The proposal and its construction has been assessed by the Council's transport officer who raises no objections to the development. A construction management plan or a highways contribution would not be required for this scheme.

An arboricultural report and tree survey was submitted within the application detailing any affects and mitigation the proposal would have on the nearby street trees along Minster Road. This has been reviewed by the Council's Tree Officer who also raises no objection to the development.

As such, the proposed development accords with policies C2, A1, D1 and T4 of the London Borough of Camden Local Plan 2017 and policy 2 and 11 of the Fortune Green and West Hamsptead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

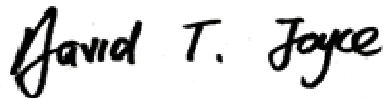
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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