

Application ref: 2018/2149/P
Contact: Seonaid Carr
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Date: 28 June 2018

Development Management
Regeneration and Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Rhyl Primary School
7-31 Rhyl Street
London
NW5 3HB

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/4865/P dated 05/10/2015 (for erection of a food technology classroom with roof garden and provision of 5x car parking spaces within the existing Outdoor Classroom 'Growing Area' and Marsden Street Car Park site of Rhyl Primary School), namely to amend the design of the roof level screening, alterations to the location of the door and ramp to northern elevation and replace a door with a window to the southern elevation.

Drawing Nos: Superseded Plans: 329_3_01A, 329_2_01A and 329_1_02

Revised Plans: 329_3_01E, 329_2_01B, 329_1_02A and 329_3_02

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 the original planning permission ref 2015/4865/P dated 05/10/2015.

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: Design & Access statement, Rhyl Community Kitchen Project overview, Drg no; 329_0_00, 329_0_01, 329_0_02A, 329_0_200, 329_1_02A, 329_1_3, 329_2_01B, 329_3_01E, 329_2_02, 329_3_02, email from Laura Davies dated 14th September and 1 October 2015.

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

- 4 A 1.8 metre high screen on the roof of the building hereby approved shall be erected prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The application is seeking to amend a previously approved development for a single storey classroom and roof garden. The development is seeking to amend the design of the roof garden screening to alter the bars from horizontal to vertical. It also seeks to amend the location of the door, windows and ramp on the northern elevation of the building and amend a door to window to the southern elevation.

With regard to the alteration to the design of the terrace screening, amending the bars of the steel balustrade from horizontal to vertical is considered to be a minor alteration which would not harm the character of the building. The screen is now labelled as bamboo and steel screen surrounding all elevations rather than a timber and steel screen to the east and west as previously approved. It is considered the amendment is minor and would not detrimentally harm the character of the proposed building and given it's siting would not harm the character and appearance of the conservation area.

The proposed amendment to the location of the door and ramp would orientate the ramp in the opposite direction with the ramp leading from west to east rather than east to west. This is considered to be a minor amendment which would not impact on the integrity of the building. The alteration to the southern elevation to amend a door to a window is also consider minor and would not impact the character of the

building.

No objections have been received prior to making this decision. The sites 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 or enhancing the character or appearance of the conservation area, under s.72 (CA's) 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 D1, D2 and A1 of the Camden Local Plan 2017.

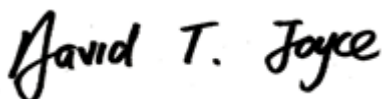
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (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, 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



David Joyce
Director of Regeneration and Planning