

Application ref: 2018/2228/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 3 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Macdonald Planning Consultancy
6 Sandmartin Grove
Lenzie
G66 3WF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
16 Netherhall Gardens
London
NW3 5TH

Proposal:
Enlargement of existing vehicular entrance to school (Class D1) including repositioning of 1x brick access pier, enlargement of entrance gate and alterations to dropped kerb.
Drawing Nos: 168:15:20; 168:15:21; 168:15:22; Planning, Design and Access Statement dated May 2018.

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:

168:15:20; 168:15:21; 168:15:22; Planning, Design and Access Statement dated May 2018.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the relocation of a pier by removing of a short section (approx. 0.4m) of the existing boundary wall, facing Netherhall Gardens. The relocation would allow a wider vehicular access on site to accommodate the school's mini bus.

The gates would be altered to accommodate the wider vehicular access, but they would retain the existing scale, appearance and design. The new pier would be made of bricks to match the existing boundary wall. The proposed alterations due to their scale, location and detail design would preserve the character and appearance of the school, the streetscene and wider conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

It is considered that no impact would be caused to the vehicular or pedestrian traffic along Netherhall Gardens, as a result of the proposed alterations. The proposed changes to the crossover would not result in the loss of any on-street parking bays. An informative would be added to this decision to inform the applicant about the need to contact the Council's highway departments to apply for a vehicular crossover amendment application.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D1, A1 and T2 of London Borough of Camden Local Plan 2017.

- 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.
- 4 You are advised that a separate vehicular crossover amendment application would need to be submitted to the Council, as required by Highways Act (Clause 184). The building works should not commence on site until the decision is received. Details on how to apply for an amendment to an existing vehicular crossover are available on the Council's website at the hyperlink below:

<http://camden.gov.uk/ccm/navigation/transport-and-streets/>

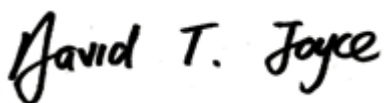
If you would like to discuss with Transport Strategy Team regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway including vaults and thresholds please call tel: 02079745543 for further advice and information.

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