



Application ref: 2018/2726/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 8 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Xul Architecture
33 Belsize Lane
London
NW3 5AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
St Margaret's School
18 Kidderpore Gardens
London
NW3 7SR

Proposal:
Erection of single storey school outbuilding following demolition of existing single storey outbuilding (Use Class D1)
Drawing Nos: Site Location Plan LP-01, Design and Access Statement, Tree Schedule, EX-01, EX-02, EX-03, EX-04, PA-01 Rev 01, PA-02, PA-03 Rev 01, PA-04 Rev 01, CCL 10032 / TPP Rev 3, BS 5837 Arboricultural Report dated 10/08/2018

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: Site Location Plan LP-01, EX-01, EX-02, EX-03, EX-04, PA-01 Rev 01, PA-02, PA-03 Rev 01, PA-04 Rev 01, CCL 10032 / TPP Rev 3, BS 5837 Arboricultural Report dated 10/08/2018

Reason:

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

- 3 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:

a) 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Following implementation of the development, the number of students attending the school shall not exceed 170

Reason: To limit the impact on local amenity, traffic and parking stress in accordance with policies T1, G1 and A1 of the Camden Local Plan

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of demolition/construction works on site, tree protection measures shall be installed in accordance with approved drawing CCL 10032 / TPP Rev 3. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on

existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

The proposed school outbuilding would replace the existing conjoined outbuildings measuring 110sqm, creating a 50sqm larger, flexible space for school use (total 160sqm).

The existing outbuildings are somewhat mismatched in appearance, without significant architectural merit and do not contribute positively to the setting of the host building or surrounding conservation area.

The proposed outbuilding would be faced largely in brick to match the existing outbuilding and principal elevations of the host building, with some small areas of metal cladding and aluminium framed doors and windows. Details of the facing materials will be secured by planning condition. The proposed design was revised to further increase areas of glazing to reduce the structure's bulk. Overall the design is considered to remain subordinate to the 3-storey host building and preserves its character and that of the surrounding conservation area.

The proposed building would remain single storey and the existing 3.2m high boundary wall with no. 16 would be retained with no increase in height along the boundary. As such the development would not be considered to result in significant impact to neighbour amenity by way of loss of outlook, privacy or daylight.

To address concerns relating to potential traffic and parking impact from the development a planning condition will be attached to this permission, restricting the increase in student numbers to that sought as part of the permission. Due to the nature and scale of the proposal a construction management plan would be required along with its associated monitoring fee. This would be secured by s106 legal agreement.

The Council's Tree and Landscape Officer has reviewed the application and found the tree protection measures acceptable in safeguarding adjacent trees. A condition will be attached to this permission requiring the approved tree safeguarding measures to be applied.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies T1, G1, CC1,

CC2, CC3, D1, D2, A2 and A3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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