

Application ref: 2018/4120/P
Contact: John Diver
Tel: 020 7974 6368
Date: 1 November 2018

Development Management
Regeneration and Planning
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Hamson Barron Smith Limited
3 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Brecknock Primary School
10 Cliff Villas
London
NW1 9AL

Proposal:

Replacement of existing external, single-glazed windows and doors to main school building with double glazed aluminium framed windows and doors within existing openings (Use Class D1)

Drawing Nos: (Prefix: 19-3-1000-HBS-DR-A-) 001 P0, 002 P0, 003 P0, 004 P0, 005 P0, 006 P0, 007 P0; Design and Access Statement

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: (Prefix: 19-3-1000-HBS-DR-A-) 001 P0, 002 P0, 003 P0, 004 P0, 005 P0, 006 P0, 007 P0; Design and Access Statement

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) Typical details including elevations and sections at 1:10 of all window (including jambs, head and cill) and external door types;

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 Reason for granting permission-

The proposed development would include the replacement of non-original single glazed windows and doors within existing apertures to the exterior of the main school building only. No new or enlarged openings would be formed. The existing windows are in a poor state and detract from the character of the host building; their replacement is therefore not objectionable. The replacement windows would be double glazed and have PC aluminium frames but would otherwise match the existing windows (size, glazing pattern, method of opening etc.). While the replacements would be accepted in principle and would help improve the thermal performance of the building, a condition is recommended for the submission of typical details of the various types to ensure that their final appearance improves the appearance of the host building.

The works would not affect the operation of the school or its level of intake. They would also not result in detrimental impacts upon the amenities of any nearby resident. The proposed works raised no concerns in terms of highways safety and transport.

No comments were received following a process of public consultations. The sites planning history was also taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, A1, A4 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed

arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

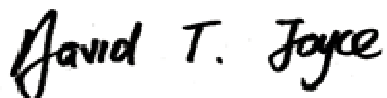
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning