

Application ref: 2018/1962/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 27 December 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

Jon Dingle Ltd
29 The Green
Winchmore Hill
London
N21 1HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Argyle Primary School
Tonbridge Street
London
WC1H 9EG

Proposal:

Erection a single storey glasshouse and timber potting shed to flat roof of school building
(Use D1)

Drawing Nos: AC95: P001(P00); P050(P00); P060(P00); P100(P01); P110(P01);
P120(P00); P131(P01); P132(P00).

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:

AC95: P001(P00); P050(P00); P060(P00); P100(P01); P110(P01); P120(P00); P131(P01); P132(P00).

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

Informative(s):

- 1 Reason for granting permission:

The application proposed to erect a single storey glasshouse and potting shed upon the existing central flat roof of a five-storey primary school. The building is a typical example of a school building of the Victorian period. The flat roof currently serves as a terrace/ playground for the pupils.

The potting shed would be constructed from timber cladding with aluminium framed windows and zinc sheet roofing. It would feature a pitch roof and a terminating height of 3.47m from the existing flat roof level. The glasshouse would be constructed of metal framing with glass panels (including some openable roof vents). The terminating height of the glasshouse would be 2.97m from the existing roof level. The scale of the structures are considered subordinate and appropriate while the materials used are considered acceptable in design as well as for its use and purpose upon the roof.

The two structures would run at a length of 16.07m across the flat roof from north to south and be at depth of 3.8m. The structures would be set back from the core front elevation (Tonbridge Street) by 3.9m. The potting shed would be mostly located behind the wing of the school building; however, a part of the glasshouse would be slightly visible when traversing along Hasting Street and viewing the school. This is considered to not be intrusive and would not adversely alter at the character and appearance of the primary school or the surrounding conservation area. The proposal has been carefully designed and positioned to mitigate the entire structures being exposed and harming views. The proposal wouldn't be viewed from other points around the site due to the pitched roof of the building surrounding the terrace.

Due to the proposal's location upon the flat roof and setback, it is considered that the development would not harm the amenity of adjoining residential occupiers.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area under s.72 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

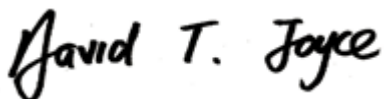
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 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



David Joyce
Director of Regeneration and Planning