

Application ref: 2018/1968/P
Contact: Matthias Gentet
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Date: 5 February 2019

Development Management
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London
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Miss Irene Mitchell
Primrose Hill Primary School
Princess Road
London
NW1 8JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Regents Canal to rear of
Primrose Hill Primary School
36-40 Princess Road
LONDON
NW1 8JL**

Proposal: Permanent mooring of a barge on Regents Canal to the rear of the school to be used as a floating classroom (Class D1) for educational purpose with access to the barge from the school back gate via the canal towpath.

Drawing Nos: Hours of Use Statement (16/01/2019); 8 x Photos; Site Plans (revised 15/05/2018); Supporting Statement (July 2018); Email from Applicant in Response to Objection (17/09/2018); Revised Design and Access Statement (20/09/2018); Statement from Head Teacher at Primrose Hill Primary School (04/10/2018); Example - Nottingham Boat Co 57ft SWAN NB Plan; Email from Applicant - Barge Details (05/11/2018).

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 Plans (revised 15/05/2018); Supporting Statement (July 2018); Email from Applicant in Response to Objection (17/09/2018); Revised Design and Access Statement (20/09/2018); Statement from Head Teacher at Primrose Hill Primary School (04/10/2018).

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

- 3 Before the implementation of the permanent mooring of any vessel, detailed drawings and supporting details, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Detailed elevations, floor plan and section drawings of the vessel;
- b) Details of security features, toilet facilities including management of the waste, and ventilation;
- c) Details of disabled access in accordance to DDA requirements;

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

Reason: To ensure access for all and to safeguard the appearance and character of the immediate area and waterway in accordance with the requirements of policies A1, C5, C6, D1, D2, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification) the barge shall only be used for education purposes and for no other purposes whatsoever. The barge shall only be used by staff and pupils of Primrose Hill Primary School.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally in accordance with the requirements of policies G1, D1, D2, A2 and A1 of London Borough of Camden Local Plan 2017.

- 5 Prior to the occupation of the barge hereby permitted, a Use Management Plan shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall thereafter only be operated in accordance with the approved details. The submitted details will include the following:
 - a) Maximum number of pupils and staff on the barge;
 - b) Details of the activities taking place on the barge, and any measures to mitigate impact on amenity;
 - c) Details of the management of pupils when accessing and egressing the barge;

- d) Details of risk assessment undertaken for the operation of the barge;
- e) Details of how the open space around the barge would be managed;
- f) Details of how the security of the barge would be managed;
- g) Details of how the mooring would be managed (including details of any measures to discourage illicit mooring and how the barge would be managed if the permanent mooring space was for any reason unavailable following a barge excursion).

Reason: To avoid obstruction of the towpath, and to safeguard public safety and the amenity of the surrounding area in accordance with policies G1, C2 and A1 of the London Borough of Camden Local Plan 2017.

- 6 No amplified music shall be played at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A2, and A4 of the London Borough of Camden Local Plan 2017.

- 7 The barge shall not be used for any purpose, other than access for cleaning maintenance and security, before 08:30 hours and after 17:00 hours Monday to Fridays, and at anytime on Saturdays, Sundays and Public Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, D2, A1, A2 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

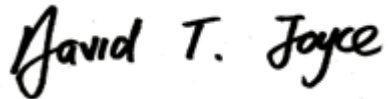
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 The applicant/developer should refer to the current 'Code of Practice for Works effecting the Canal & River Trust' to ensure that any necessary consents are obtained (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>).

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