

Application ref: 2018/6209/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 20 March 2019

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

GILMARTIN LEY
UNIT 1
17 LEIGHTON PLACE
LONDON
NW52QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
La Sainte Union Convent School
Highgate Road
London
NW5 1RP

Proposal: Erection of a single storey open fronted shelter to the north elevation of the Hallion building.

Drawing Nos: Site location plan; Arboricultural Method Statement by Marcus Foster (AMS/MF/025/19 dated 4th March 2019; Watkinson+Cosgrave Drawings 4803/3 (Existing ground floor); 4803/2 (proposed ground floor); 19709 GA-01 (canopy layout and section details).

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; Arboricultural Method Statement by Marcus Foster (AMS/MF/025/19 dated 4th March 2019; Watkinson+Cosgrave Drawings 4803/3 (Existing ground floor); 4803/2 (proposed ground floor); 19709 GA-01 (canopy layout and section details).

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

- 3 The development shall not be implemented other than in accordance with the tree protection measures and methodologies set out in the Arboricultural Method Statement by Marcus Foster (AMS/MF/025/19 dated 4th March 2019) as approved, including the requirement to use hand tools only and under arboricultural supervision, within the precautionary dig area.

All trees on the site, or parts of trees growing from adjoining sites, as shown in Appendix B of the Arboricultural Method Statement, shall be retained and protected from damage in accordance with the approved protection details.

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 The proposals are for a light-weight canopy to cover an existing external area of hard standing on the northwest elevation of the Hallion teaching block. The proposal aims to provide sheltered access to the outdoors for students during amenity time. It is not intended for classroom use.

The structure would sit within an existing recess and would not project forward of the main building line. It would be constructed of a polycarbonate roof supported by 6 powder coated aluminium posts. The eaves of the structure would be 2.5m tall, rising to 2.8m where it abuts the building. The structure would be open on the main elevation and would be lightweight, transparent and utilitarian in appearance. Set deep within the centre of the school site it would only be visible from a limited number of upper floor neighbouring residential windows within the conservation area.

The structure would be within 2m of an Ash Tree, rated as category C2 in the submitted Arboricultural Method Statement (AMS). The tree's root protection area would encroach into the area identified for the footings of four of the canopy's support columns. The AMS provides a methodology for hand excavation of the foundation pits and provides mitigation measures in the event that major tree roots are encountered. The proposed method statement would ensure that the health of the tree is considered and protected during the works and is acceptable. A condition would be added to ensure that the tree protection measures are carried out in accordance with the submitted methodology.

Although part of the school grounds are designated private open space, the site of the proposals is not within the designated area. It is considered that the canopy/ leanto structure is in keeping with the design and appearance of the 1960's Hallion school building and the proposals would preserve the character and appearance of the Dartmouth Park Conservation Area and the setting of the nearby private open space, in accordance with policies D1, D2 and A2.

The proposal is considered to preserve the character and appearance of the 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.

The canopy would enable students to use an existing uncovered amenity space in all weathers, which would not introduce any significant new impacts on local residential amenity. The structure itself would have no impact on daylight or sunlight to the existing school building or neighbours.

No responses were 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 A1, A2, D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2, DC3, ES1 and ES2 of the Draft Submission Dartmouth Park Neighbourhood Plan (which is a material consideration but is considered to have limited weight in decision making at this stage) and accords with the London Plan 2016 and the 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street

London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

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, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer