

Application ref: 2019/1601/P  
Contact: Mark Chan  
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Date: 18 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Heat Island  
Unit 2.1 Gaunson House  
London  
N15 4QQ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**7-31 Rhyl Primary School  
Rhyl Street  
London  
NW5 3HB**

Proposal:

Erection of a food technology classroom within the existing outdoor classroom and car park site of Rhyl Primary School.

Drawing Nos: 142\_E002\_2P, 142\_111\_2P, 142\_E001\_2P, 142\_213\_2P, 142\_212\_2P, 142\_211\_2P, 142\_110\_2P, 142\_001\_2P, 142\_311\_2P, Site Investigation Report, Rhyl Street Community Kitchen Project Overview and 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:  
142\_E002\_2P, 142\_111\_2P, 142\_E001\_2P, 142\_213\_2P, 142\_212\_2P, 142\_211\_2P, 142\_110\_2P, 142\_001\_2P, 142\_311\_2P, Site Investigation Report, Rhyl Street Community Kitchen Project Overview and Design and Access Statement (Received on 25/03/2019)

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) details including sections of all windows (including jambs, head and cill) and external doors;
  - b) details of the roof material and timber cladding (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 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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

#### Informative(s):

- 1 Reason for granting permission:

The application site is within the existing outdoor teaching garden site on the south-eastern side of the school site in an area independent of the main playground and the school's listed main building. A food technology kitchen classroom with roof terrace above was granted permission in October 2015. This approval has now lapsed and the new scheme is for a similar use but in a differently designed building.

The core operational times for the classroom would be in use when the school building is already open and would not increase the amount of children coming

into the school, ie. during term times: Monday to Friday, 9am - 3:30pm for the pupils. Moreover, due to the independent location of the classroom, it could be offered as a resource to the wider community after school hours.

The proposal site is bounded by brick walls on the north and east sides whilst 2 - 3m high fencing is installed on the south and west sides. The existing outdoor classroom will be retained and used in conjunction with the proposed kitchen classroom. It is considered that the proposed building is sufficiently set away from the adjoining neighbours to avoid any unacceptable overbearing impact or visual intrusion to the surrounding properties to the east, west and north. As such, it is considered to not have a harmful impact on light, privacy or outlook of neighbouring properties.

An acoustic assessment was submitted and the development was found to have minimal environmental impact and is reasonable and practicable, subject to a condition requiring compliance with Council's minimum noise standards.

Although the new scheme has a pitched roof with funnel-like chimney compared to the previously approved flat-roofed box-like structure, the overall bulk and mass actually appears reduced when compared with the previously approved scheme as the latter had a bulky roof terrace screen. The current design is also more contemporary and will appear as an interesting quirky addition to the rear garden landscape. The proposal will only be slightly visible in views to and from the Listed main school building. However, due to the cramped nature of some Board Schools, it is not uncharacteristic for them to have ancillary structures to meet required needs.

The proposed development is considered to be sufficiently subservient to the listed main building, both in terms of size and materials, and is significantly set back from it. The scheme will only have a marginal visual impact on the streetscene due to perimeter screening. The scheme will be more visible within the adjoining rear gardens. However, whilst the overall form of the proposed building is not in keeping with the local character of the conservation area, it is considered that the resulting harm to the character and appearance of the conservation area is 'less than substantial'. In accordance with NPPF guidance, the harm should be balanced against any public benefit arising out of the scheme. It is considered that the harm caused is outweighed by the public benefit by having a special classroom for schoolchildren.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 The site is used for parking of 8 cars. The proposal would create a loss of 4 spaces. The car parking area in question is only used by staff and the school has confirmed that 4 spaces will sufficiently meet its needs and that the existing tree and perimeter planting would be retained which is an improvement over the previously approved scheme. Therefore the proposal would not result in increased pressure to on-street parking or a shortfall in public car parking,

operational business parking or residents' parking.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, C1, C2, D1, D2 and T2 of the Camden Local Plan. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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).
- 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer