

Application ref: 2019/2196/L
Contact: Mark Chan
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Date: 18 June 2019

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Heat Island
Unit 2.1 Gaunson House
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N15 4QQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

142_E003_2P, 142_001_2P, 142_110_2P, 142_210_2P, 142_211_2P, 142_212_2P, 142_213_2P, 142_310_2P, 142_E001_2P, 142_111_2P, 142_E002_2P and 142_311_2P (Received on 25/03/2019)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting consent:

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, as well as considerably set back from it. The scheme will thus not harm the the setting and character and appearance of the listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 policy D2 of the Camden Local Plan. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

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.

Daniel Pope
Chief Planning Officer