

Application ref: 2019/1698/P
Contact: Joshua Ogunleye
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Date: 25 June 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
North Bridge House Senior School
65 Rosslyn Hill
London
NW3 5UD

Proposal: Erection of a single storey outbuilding

Drawing Nos: 2432_AE(0-)00, 2432_AE(0-)01, 2432_AP(0-)00, 2432_AP(0-)01,
2432_AP(0-)05.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 2432_AE(0-)00, 2432_AE(0-)01, 2432_AP(0-)00, 2432_AP(0-)01, 2432_AP(0-)05.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey outbuilding would comprise a dark green coloured modular building to be erected on the rear elevation of an existing sports part 3 part 2 storey sport hall on the site's south eastern corner.

The proposed outbuilding would be 3.7m deep and 14.8m wide with a flat roof height of 2.7m. Its single storey form would appear subordinate within the surrounding context. The use of climbing plant around the structure's footing would be welcomed as it would contribute positively to softening the structure's visual massing. Officers consider the proposed extension would appear as a contemporary addition within its setting. Given its location at the lower ground floor level, together with its set back from the neighbouring properties and the boundary wall, officers consider the extension would have an acceptable impact on the character and appearance of the surrounding conservation area.

No glazing has been proposed on the outbuilding's side or rear elevations. Doors and high level windows are proposed on the outbuilding's front. Officers note that the glazing would have a 5.7m set back from a 1.9m high boundary wall on the the site's southern side. Given the site's orientation and sloping topography officers do not consider the proposed extension would give rise to adverse loss of light or over bearing impact on neighbouring properties. Furthermore, it is not considered that the proposed extensions would materially impact on the privacy enjoyed by neighbouring residents.

No objections have been received from neighbouring properties. The site's planning history was taken into account when determining this application.

Given the building's modular construction, any construction impacts are not expected to be significant.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer