

Application ref: 2019/1888/P
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S&C Slatter Ltd
Hill Cottage
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Fleet Primary School
Fleet Road
London
NW3 2QT

Proposal: Details of metal ramp, sound barrier and maintenance plan as required by conditions 4 and 9 of planning permission 2017/7021/P dated 25/05/2018 for an upgrade of sports area to include new pitch surface with associated fencing, ramp and lighting, new floodlight system, new maintenance equipment and supervisor structures, all on the grounds of Fleet Primary School.

Drawing Nos: SCS-MUK2150-01 Rev F; SCS-MUK2150-02 Rev B; SCS-MUK2150-03 Rev B; SCS-MUK2150-04 Rev B; SCS-MUK2150-05 Rev A; SCS-MUK2150-06 Rev A; SCS-MUK2150-07 Rev A; SCS-MUK2150-08; SCS-MUK2150-09; G[1] Rev A; D00024-30; DualTech panel systems Product information; Lonza -High pressure Treated Timber Jan 2018; Open Steel Flooring; S&C Slatter Acceptable footwear; TamLite Lighting BRAVO; Plant Fencing - Acoustic Fencing; Boundary Hedge Trimming Method Statement; FieldTurf - Maintenance overview and Maintenance Log; FieldTurf Maintenance Guidelines 2018; Colour confirmation - email dated 10/07/2019.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reasons for granting permission:

Condition 4 requires a) details of the ramp and railings projecting along CCFL Building (Camden Centre for Learning) and b) the sound barrier on the south-east, south-west boundary with residential properties on Fleet Road.

a) The ramp along the CCFL Building would expand on a length of 37m with a 3.3degrees angle which complies with the 1:20 ratio for wheelchair accessibility. This would be surrounded by 1.1m railings on all sides and clear width of the ramp would be of 1.5m which would ensure good accessibility for all, including wheelchair users. The ramp would be made of steel and painted green RAL 6005 which would match the football pitch fencing and entrance gate, and it is considered acceptable. The position and location of the ramp would ensure the retention of the existing wooden planters underneath it, which is considered acceptable. The access into the pitch from the street level would be secured through a gate and higher fencing of 2.4m height, siting behind the existing boundary fence. This would ensure a safe transition from the public pavement to the football pitch. The security of the football pitch and school would be supported by the provision of CCTV cameras and exterior bulkhead lighting.

Overall, the proposed details of the ramp and associated railings and fencing would ensure safe and accessible access into the football pitch which would preserve the character and appearance of the school and the surrounding buildings, and wider conservation area.

b) The boundary of the football pitch with the residential buildings on Fleet Road is formed by a a brick wall of 2.4m and 3.2m in height, with chain link trellis above covered in vegetation up to 5.4m high.

The proposed sound barrier would be siting in front of the brick walls and chain link trellis and extend up to a height of 4m. Given that the existing brick wall provides a good level of acoustic attenuation the sound barrier would only be needed at higher level, thus this would be sitting on metal pillars. The sound barrier would have a 12kg/sqm which is in line with the Acoustic Assessment ref 7116/D0 April 2018 as approved under the parent planning application. Environmental health officers assessed the information provided and considered this acceptable.

In order to install the acoustic fence, the existing vegetation hanging on the trellis would have to be trimmed back. This would be undertaken in line with the Boundary Hedge Trimming Method Statement provided, which is considered acceptable.

One objection was received prior making this decision which is dully addressed in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, it is considered that the information provided is sufficient to demonstrate that the proposed ramp and associated railings and fencing, as well as the sound barrier at the rear of the site would preserve the character of the immediate area, and to ensure that the amenity of neighbouring occupiers

is not adversely affected by noise, in accordance with policies D1, D2, A1 and A4 of London Borough of Camden Local Plan 2017.

Condition 9 requires a maintenance plan for the football pitch. The documentation provided includes a maintenance plan from FieldTurf which recommends power brushing, decompaction, weed killing, minor seam repairs, patch repairs, litter pick, leaf blow, check all fencing, goals and equipment and report any issues. Given the small size pitch provided, it is recommended that this would be maintained 1 hour per week, in order to ensure the long-term quality of the synthetic turf facility.

As such, it is considered that the information provided is sufficient to safeguard the good functioning and appearance of the pitch in accordance with policies C2, C3 and D1 of London Borough of Camden Local Plan 2017.

- 2 You are advised that condition 8 of parent planning application 2017/7021/P dated 25/05/2018 is still outstanding.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer