

Application ref: 2019/1613/P  
Contact: Elaine Quigley  
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Date: 25 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Haverstock  
Studio 10  
Cliff Road Studios  
London  
NW1 9AN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Primrose Hill Primary School**  
**36-40 Princess Road**  
**London**  
**NW1 8JL**

Proposal: External and internal works to create a specialist Additional Resource Provision (ARP) for children with high autistic spectrum disorder (ASD) needs including installation of new air conditioning unit on the roof, installation of new timber sash windows at basement level on the front elevation, reinstate existing front lightwell, and minor alterations to the hard landscaping associated with existing playarea to create an ASD play area.

Drawing Nos: 1161 (PREFIX) -1000 PL1; 1001; 1002; 1003 T1; 1004 T1; 1005 T1; 1006 T1; 1007 T1; 1008 T1; 1009 T1; 1010 T1; 1011 T1; 1012 T1; 1013 T1; 1014 T1; 1015 T1; 1016 T1; 1023 T1; 1024 T1; 1025 T1; 1026 T1; 1027 T1; 1028 T1; 1029 PL1; 1030 PL1; 1031 PL1; 1050 T1; 1051 T1; 1052 T1; 1053 T1; 2000 PL1; 2001 PL1; 2002 PL1; 2003 PL1; 2004 PL1; 2005 PL1; 2103 PL1; 2104 PL1; PHS 100; PHS 101; PHS 300 A; Acoustic Design Report Rev 01 prepared by Mach Acoustics dated 03/05/2019; Heritage Statement prepared by Robert Loader Architect dated March 2019.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

1161 (PREFIX) -1000 PL1; 1001; 1002; 1003 T1; 1004 T1; 1005 T1; 1006 T1; 1007 T1; 1008 T1; 1009 T1; 1010 T1; 1011 T1; 1012 T1; 1013 T1; 1014 T1; 1015 T1; 1016 T1; 1023 T1; 1024 T1; 1025 T1; 1026 T1; 1027 T1; 1028 T1; 1029 PL1; 1030 PL1; 1031 PL1; 1050 T1; 1051 T1; 1052 T1; 1053 T1; 2000 PL1; 2001 PL1; 2002 PL1; 2003 PL1; 2004 PL1; 2005 PL1; 2103 PL1; 2104 PL1;

PHS 100; PHS 101; PHS 300 A; Acoustic Design Report Rev 01 prepared by Mach Acoustics dated 03/05/2019; Heritage Statement prepared by Robert Loader Architect dated March 2019.

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

- 4 Before the use commences, the total noise from fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 10 dB 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 is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses(bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB below background noise level.

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.

- 5 Notwithstanding the details shown on the approved proposed basement floor plan, section and elevation (drawing no. PHS 101) and approved proposed front elevation (drawing no. 1161 2202 PL1) the replacement basement

windows shall be single glazed timber framed sash windows.

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.

- 6 Prior to the commencement of the relevant part of the works, details of hard and soft landscaping and means of enclosure of the new landscaped play area shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The new air conditioning unit and associated pipework would be located on the flat roof section between the two pitched roofs on the southern part of the historic building. There is an existing air conditioning unit adjacent to the raised skylight in this section of the roof and the proposed air conditioning unit would be located on the other side of this skylight. It would be screened from any public views by the existing roof profile and would be considered acceptable in terms of its size, appearance and location. The unit would not have a harmful impact on the character or appearance of the host building, the streetscene or conservation area.

The proposal includes insertion of a timber box sash windows at basement level within the front elevation. The details show that this would be double-glazed. As this is a historic building single glazing would be required to be installed with profiles to match adjacent historic window designs. This would be considered acceptable on the basis that there is historic precedent of a window previously being in this location. A condition would be attached requiring single glazed windows to be installed and detailed drawings of the window design to ensure that the window is single glazed and appropriately detailed.

The modestly sized lightwells at basement level to the front of the building are currently covered over and would be reinstated. This would be welcomed.

A new ASD dedicated quiet external space would be created adjacent to the existing horticultural sanctuary garden. This would be separated from the main playground by a fence. There are no details of this area in terms of fittings and fixtures. Consequently a condition would be attached requiring these details to be submitted prior to the commencement on any works to this part of the site.

The proposed external works would not have an impact on the amenity of

neighbouring occupiers in terms of daylight, sunlight, overlooking or sense of enclosure.

An acoustic report has been submitted in support of the application that confirms that there would be no adverse impact on the amenity of neighbouring properties in terms of noise from the air conditioning unit. The air conditioning unit would operate over a 24 hour period and would comply with the Council's standard criteria for noise at 15dBA below background noise levels. The Council's Environmental Health Officer (EHO) raises no objection to the proposal subject to the standard noise condition being attached to any permission. On this basis, the proposal would not harm the amenity of any residential occupiers.

The Primrose Hill Conservation Area Advisory Committee (CAAC) has no objections to the proposal and although the principle of air conditioning units are not normally supported by the CAAC they do acknowledge the special circumstances identified here. No further objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, 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.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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 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 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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer