

Application ref: 2019/3708/P  
Contact: Mark Chan  
Tel: 020 7974  
Date: 3 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Heat Island  
Unit 2.1 Gaunson House  
London  
N15 4QQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

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

Proposal: Variation of condition 2 (Approved Drawings) of planning permission ref: 2019/1601/P granted on 18/06/2019 for 'Erection of a food technology classroom within the existing outdoor classroom and car park site of Rhyl Primary School'. Namely to change the roofing material from timber shingles to natural slate.

Drawing Nos: Amended: Design and Access Statement Rev A, 142\_212\_2P Rev A, 142\_210\_2P Rev A, 142\_213\_2P Rev A, 142\_211\_2P Rev A and 142\_311\_2P Rev A  
Superseded: Design and Access Statement, 142\_210\_2P, 142\_211\_2P, 142\_212\_2P, 142\_213\_2P and 142\_311\_2P

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 the original planning permission ref: 2019/1601/P dated 18/06/2019.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no. 2 of planning permission 2019/1601/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 2**

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

Drawing Nos: Design and Access Statement Rev A, 142\_210\_2P Rev A, 142\_211\_2P Rev A, 142\_212\_2P Rev A, 142\_213\_2P Rev A, 142\_311\_2P Rev A, 142\_001\_2P, 142\_110\_2P, 142\_310\_2P, 142\_E001\_2P, 142\_111\_2P, 142\_E002\_2P, 142\_E003\_2P, Site Investigation Report and Rhyl Street Community Kitchen Project Overview

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 variation proposal seeks to amend the approved food technology classroom, namely to change the roofing material from timber shingles to

natural slate.

The proposed natural slate will be dark grey in colour and will be installed on the hipped roof of the classroom. The top of the chimney will also have natural slate. The amended roof would have the same height, design and location as in approved classroom and would be in keeping with the character of the nearby listed school main building. Overall, the variations are considered appropriate in design terms and given the location of the classroom, it would have limited visibility and would preserve the character and appearance of the host property and historic interest of the West Kentish Town Conservation Area.

Given the modest nature of the proposed alterations, the amendment would not result in undue harm to neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy, and are considered acceptable.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2019/1601/P dated 18/06/2019. In the context of the approved scheme, the proposed amendment is considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the approved development.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the setting of the nearby listed building and its features of special architectural or historic interest, under s.16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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).
- 3 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.

- 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



Daniel Pope  
Chief Planning Officer