

Application ref: 2019/4882/P
Contact: Nora-Andreea Constantinescu
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Development Management
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Mr Mohamed Bhimani
5 Pancras Square
London
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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 noise management plan as required by condition 8 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: Cover Letter dated 16/09/2019; Fleet Rd Primary School and CCFL Artificial Grass Pitch (AGP) Noise Mitigation Plan.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

A Noise Management Plan in support of the use of the upgraded sport area has been provided as required by condition 8 of planning permission 2017/7021/P dated 25/05/2018.

The Noise Management Plan identifies the potential noise sources, local

nearest noise sensitive locations, noise management policies and communication and complaints procedures.

In terms of the noise policy, the management plan sets out that during community hours, there will be an onsite staff to monitor activities on the pitch, who will liaise with pitch users to ensure the noise management policies are adhered to; only pre-booked lettings under signed agreement will be permitted to use the pitch; all ongoing clients and user groups will sign service level agreements agreeing with the code of conduct of the facility which also highlights the need for the entrance area to be kept clear of any congregation, before and after sessions.

The management plan includes a noise complaints procedure which would ensure adequate record keeping and timely action in relation to any issues raised during the pitch opening hours.

In light of the above, it is considered that the proposed Noise Management Plan would adequately support the good operation of the sports area and would ensure not harmful impact in terms of noise and nuisance would be caused to the neighbouring amenity.

No objections were received prior making this decision. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

As such, the proposed development is in general accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref permission 2017/7021/P dated 25/05/2018, which need details to be submitted, have been approved.

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