

Application ref: 2019/4625/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 19 November 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
www.camden.gov.uk/planning

Ms Jo Iwanicki
St Luke's CE School
Kidderpore Avenue
London
NW3 7SU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Lukes CE School
12 Kidderpore Avenue
London
NW3 7SU

Proposal:

Resurfacing of existing playground; replacement of existing fences; replacement free-standing structures

Drawing Nos: Site Location Plan at 1:1250; 2019000891-1/SD; 2019000178-2/SD; 2019000891-1 (canopy); 2019000891-1 (lower canopy); 2019000891-1 (slide and muga pitch); Sunlight Archway; Roleplay Building; Existing wooden structure; 896-027; Plan of existing playground; Method Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; 2019000891-1/SD; 2019000178-2/SD; 2019000891-1 (canopy); 2019000891-1 (lower canopy); 2019000891-1 (slide and muga pitch); Sunlight Archway; Roleplay Building; Existing wooden structure; 896-027; Plan of existing playground; Method Statement.

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

- 3 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.

Informative(s):

- 1 Reasons for granting

This application seeks to make various changes to the school playground at the rear of the building, including resurfacing the playground, replacing existing fences, and replacing free-standing structures around the site.

Resurfacing the play areas is considered to be acceptable as the proposals are appropriate to a school setting and the existing playground is in need of repair and refurbishment. Furthermore, it is not considered that the changes would detract from the character and appearance of the Redington Froggnal Conservation Area or the setting of the listed building.

Replacing the existing fences is considered to be acceptable insofar as the new fences will be high quality and in keeping with the character and appearance of the conservation area and appropriate in the setting of the listed building.

The proposed free-standing structures are all considered to be acceptable insofar as they are modest in design and appropriate within a school setting. Furthermore, the works are all reversible and so there would be no long-term damage to the listed building or its setting.

The proposed canopy on the western boundary would provide shade in this part of the playground. The structure itself is considered to be simple in its design and therefore it would not detract from the character and appearance of the conservation area or the setting of the listed building. Similarly, the lower canopy, at the eastern edge of the site, would also be simple in its design and it would be no taller than the adjacent fence, which is welcomed.

The proposed slide would provide an alternative link between the different levels at the site and provides an element of fun for the children. The proposed sunlight archway would be located within the lower level playground, adjacent to the proposed roleplay building and other free-standing structure. All these structures would be constructed with high-quality and durable materials and it is not considered that they would detract from the character and appearance of the conservation area or the setting of the listed building.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. The works relate to an existing playground at the school rather than the creation of a new playground and whilst the proposed canopy at the western edge of the site may encourage children to gather in this location, they are already able to do so and there is some planting along the shared boundary with the neighbouring residential properties which provides some degree of screening. Furthermore, teachers at the school have a responsibility to ensure the school remains a good neighbour and will be able to control the gathering of children in this spot.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the 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. The proposed development also accords with the London Plan 2016; and the 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