

Application ref: 2021/1555/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Curl la Tourelle Head Architecture
Unit 8
16-24 Underwood Street
London
N1 7JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Carlton Primary School
Grafton Road
London
NW5 4AX

Proposal:

External alterations including erection of new secure fences within the site, new buggy and bike shelters, low level fences and play equipment, replacement of existing windows with new external doors to east and south facades of school building and North facade of CCLC building, and new covered walkways to north, east and south facades of school building.

Drawing Nos: 01031-CLTH-XX-ZZ-DR-A-1000 B, 01031-CLTH-XX-XX-DR-A-5013 A, 01031-CLTH-XX-XX-DR-A-5012 A, 01031-CLTH-XX-XX-DR-A-5011 A, 01031-CLTH-XX-XX-DR-A-5003 A, 01031-CLTH-XX-XX-DR-A-5002 A, 01031-CLTH-XX-XX-DR-A-5001 A, 01031-CLTH-XX-XX-DR-A-4060 A, 01031-CLTH-XX-XX-DR-A-4050 B, 01031-CLTH-XX-XX-DR-A-4020 A, 01031-CLTH-XX-XX-DR-A-4012 A, 01031-CLTH-XX-XX-DR-A-4011 A, 01031-CLTH-XX-XX-DR-A-4002 A, 01031-CLTH-XX-XX-DR-A-4001 B, 01031-CLTH-XX-01-DR-A-2053, 01031-CLTH-XX-01-DR-A-2023, 01031-CLTH-XX-00-DR-A-2052, 01031-CLTH-XX-00-DR-A-2051, 01031-CLTH-XX-00-DR-A-2022, 01031-CLTH-XX-00-DR-A-2021, L10184-SM1, L10184-S1, L10184-FM, L10184-B1, 01031-CLTH-XX-ZZ-DR-A-1031, 01031-CLTH-XX-ZZ-DR-A-1010, 01031-CLTH-XX-ZZ-DR-A-1005, 01031-CLTH-XX-ZZ-DR-A-1002, 01031-CLTH-XX-ZZ-DR-A-1001, Design and Access Statement dated March 2021, Planning Statement dated March 2013

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 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: 01031-CLTH-XX-ZZ-DR-A-1000 B, 01031-CLTH-XX-XX-DR-A-5013 A, 01031-CLTH-XX-XX-DR-A-5012 A, 01031-CLTH-XX-XX-DR-A-5011 A, 01031-CLTH-XX-XX-DR-A-5003 A, 01031-CLTH-XX-XX-DR-A-5002 A, 01031-CLTH-XX-XX-DR-A-5001 A, 01031-CLTH-XX-XX-DR-A-4060 A, 01031-CLTH-XX-XX-DR-A-4050 B, 01031-CLTH-XX-XX-DR-A-4020 A, 01031-CLTH-XX-XX-DR-A-4012 A, 01031-CLTH-XX-XX-DR-A-4011 A, 01031-CLTH-XX-XX-DR-A-4002 A, 01031-CLTH-XX-XX-DR-A-4001 B, 01031-CLTH-XX-01-DR-A-2053, 01031-CLTH-XX-01-DR-A-2023, 01031-CLTH-XX-00-DR-A-2052, 01031-CLTH-XX-00-DR-A-2051, 01031-CLTH-XX-00-DR-A-2022, 01031-CLTH-XX-00-DR-A-2021, L10184-SM1, L10184-S1, L10184-FM, L10184-B1, 01031-CLTH-XX-ZZ-DR-A-1031, 01031-CLTH-XX-ZZ-DR-A-1010, 01031-CLTH-XX-ZZ-DR-A-1005, 01031-CLTH-XX-ZZ-DR-A-1002, 01031-CLTH-XX-ZZ-DR-A-1001, Design and Access Statement dated March 2021, Planning Statement dated March 2013

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

Informative(s):

- 1 The current application seeks to make a number of external alterations to the existing school building including: Provision of new fences to separate the community entrance from the school playground areas, provision of new doors on east and south elevation to allow access to external play spaces including a DDA compliant ramp to one of the new doors on the south elevation, erection of timber canopies to enable sheltered play on north, east and south elevations, installation of new buggy and bike stores, new door to existing CCLC building.

The proposed timber canopy would have a traditional design which is

considered well suited to the Victorian character of the school building. The canopy would not be readily visible from the public realm given its location on the north, east (rear) and south elevations of the building, and is not considered to cause harm to the appearance of the surrounding area as a result. Similarly, the lowering of existing window cills on the east and south elevations to create doorways, and the installation of a disabled ramp on the south elevation, are considered to represent minor alterations that would not cause harm to the original character of the building. The proposed, buggy, bike and play equipment storage areas would be of a simple design made from timber and their overall size and height (approx. 2.7 metres) would not have a significant impact on the character of the host building or the appearance of the wider area.

Overall, the proposed alterations are considered acceptable and would not cause harm to the original character and proportions of the locally listed building or the appearance of the surrounding area.

The proposals are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

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.

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 2021 and National Planning Policy Framework 2019.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 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, 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 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).

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