

Application ref: 2021/4958/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Email: [Leela.Muthoora@camden.gov.uk](mailto:Leela.Muthoora@camden.gov.uk)  
Date: 12 April 2022

**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)

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)

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

Address:

**Carlton Primary School**  
**Grafton Road**  
**London**  
**NW5 4AX**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2021/1555/P dated 11/06/2021 (for external alterations including replacement doors and windows, fences, shelters, covered walkways, and play equipment), namely to allow alteration to design, materials and length of covered walkways to east and south facades, and replacement of ramp by steps to south entrance.

Drawing Nos: 01031-CLTH-XX-ZZ-DR-A-1001 Rev I; 01031-CLTH-XX-00-DR-A-2020 Rev C; 01031-CLTH-XX-XX-DR-A-4001 Rev F; 01031-CLTH-XX-XX-DR-A-4002 Rev E; 01031-CLTH-XX-XX-DR-A-5002 Rev D, Carlton Rhyl Access Statement Addendum 19.08.2021.

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 no later than the end of three years from the date of the original planning permission ref 2021/1555/P dated 11 June 2021.

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 policies 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-  
Design and Access Statement dated March 2021, Planning Statement dated March 2013, Carlton Rhyll Access Statement Addendum 19.08.2021, 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 D, 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 E, 01031-CLTH-XX-XX-DR-A-4001 F, 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, 01031-CLTH-XX-00-DR-A-2020 C; 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-I.

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

Informative(s):

- 1 Reasons for granting permission-

The proposed alterations to covered walkways on east and south facades involve a reduction in their length and change in design of canopies with timber clad aluminium support columns and an increased roof pitch with translucent glazing. They are considered sympathetic to the traditional Victorian character of the school building. The amendment from ramp to stairs with landing on the south elevation is considered acceptable in this instance, given the level access from the front entrance.

Overall, the proposed amendments are sympathetically designed to respect the architectural integrity of the building and would cause no 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 in the determination of this decision.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission (2021/1555/P) dated 11 June 2021. In the context of the approved scheme, the proposed amendments are considered to be minor and would not raise any new issues or alter the substance of the approved scheme.

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 2021.

- 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 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](http://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.

- 4 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.

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 2021.

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 centered on a light gray rectangular background.

Daniel Pope  
Chief Planning Officer