

Application ref: 2022/1850/P
Contact: Obote Hope
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Date: 22 July 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
www.camden.gov.uk/planning

Pellings
Northside House
Cockfosters Road
Barnet
EN4 9EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Argyle Primary School
Tonbridge Street
London
WC1H 9EG

Proposal: Partial demolition of the wall within the school site and installation of a new fence.

Drawing Nos: 252 0800 201; 252 0800 202; Site boundary indicative showing the location of Wall to be demolished; Photo Schedule 2520800/RH Site boundary indicative; Secure guard brochure and 2520800/RH/Argyle Primary School Design and Access 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 252 0800 201; 252 0800 202; Site boundary indicative showing the location of Wall to be demolished; Photo Schedule 2520800/RH Site boundary indicative; Secure guard brochure and 2520800/RH/Argyle Primary School Design and Access 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

Planning permission is sought for the partial demolition of the existing wall within the school premises which separates the two play areas and to replace a section of the existing wall with a fence. The existing wall is approximately 6m in length and is currently moving away from the main structure due to a large tree adjacent to the wall. The applicant confirmed that the wall is damaged along the joint with the external wall of the main school building and a fence is needed to avoid further damage to the building which also contributes to the retention of the tree.

The proposed fence would be the same height as the existing wall. The removal of the wall will have no impact on the external appearance of the school from public areas. Thus, the new fence would not harm the character and appearance of the host property or wider conservation area.

The wall would be demolished by hand which would ensure that no harm would come to the existing tree.

Given the siting and minor nature of the scheme it is not considered to harm any neighbour's residential amenity in terms of loss of light, privacy or a sense of enclosure.

The sites planning history was taken into account in coming to this decision. No comments have been received.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and the 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) 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



Daniel Pope
Chief Planning Officer