

Application ref: 2022/1748/P
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Date: 2 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
www.camden.gov.uk/planning

Adams & Sutherland
Ground Floor Highgate Business Centre
33 Greenwood Place
London
NW5 1LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

1 Palmerston Road
London
NW6 2JL

Proposal:

Installation of replacement ground floor fenestration to the south elevation and alterations to the front boundary treatment including the enlargement of the existing buggy store and relocation of the existing bin and buggy stores to the flank elevation.

Drawing Nos: 319_001; 319_010; 319_101; 319_102; 319_103; 319_105; 319_108; 319_110; 319_111; 319_120; 319_160; 319_200; 319_201; 319_202; 319_203; 319_205 REVA; 319_208; 319_210 REVA; 319_211 REVA; 319_212; 319_220; 319_212 REVA and Design and Access Statement commissioned by Adams & Sutherland dated March 2022 REVA.

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; 319_001; 319_010; 319_101; 319_102; 319_103; 319_105; 319_108; 319_110; 319_111; 319_120; 319_160; 319_200; 319_201; 319_202; 319_203; 319_205 REVA; 319_208; 319_210 REVA; 319_211 REVA; 319_212; 319_220; 319_212 REVA and Design and Access Statement commissioned by Adams & Sutherland dated March 2022 REVA.

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 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof on the bin store indicated on the approved plan shall be submitted to and approved by the local planning authority. The details shall include;

- i. a detailed scheme of maintenance
- ii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first use and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting:

Planning permission is sought for the increased in height of the existing fencing, installation of new automatic gate, the installation of timber fencing enclosure for a proposed bin/recycle store, the existing low level window would be replaced with and enlarged window to the south elevation and the existing double door would be replaced with new door south elevation.

The existing railings to the boundary of the site are 1.8m high, the proposal will increase these to 2.4m. This is required for Camden's safeguarding requirements for sites where children may play. The existing timber fencing within the front courtyard will be removed and the large buggy store relocated

to the south elevation so that the whole courtyard can be used as one large space. The bin storage area will be enclosed with timber fencing.. A replacement gate is proposed in the location of the existing bin collection gate to enable refuse collection from Linstead Street.

The changes being proposed to the south elevation are considered acceptable in terms of this siting, detailed design and material used, the proposed railings would be similar to the existing and painted black which would maintain a welcoming and inviting character to the users of The Centre. Internally the fence would provide a playful backdrop to the front external space. The new boundary treatment proposed would screen the bin store area and the addition of a green roof would visually improve this area as seen from both the street and within the entrance space. A condition is attached securing green roof details and its installation.

The proposed new automatic opening entrance gate would be treated with colour to help direct visitors to the entrance and the proposal would not have an impact with the existing parking arrangement. Moreover, the existing boundary gate would be replaced and upgraded to a fully automatic opening and this would ensure that those in wheelchairs, or those with large buggies would be able to enter the building without additional assistance.

The proposed new window to the flank elevation would be appropriate for this setting, the enlarged window opening would be formed within the external wall on the south elevation for the reception area and the larger opening would increase the level of natural light and ventilation into the school premises. Likewise the installation of the replacement door, officers have no objection to the design of the windows and door which would match the architectural language of the existing building. The landscape alterations being proposed would make good some of the existing play surface which is currently in poor condition and the proposed external works to both the front and rear courtyards would repair the existing surfaces, which are in poor condition, this would also remove any trip hazards and improve ease of access between the inside and outside of the building.

Overall the development in terms of its scale, siting and detailed design is not considered to harm the character and appearance of the host property or streetscene.

Given the siting and minor nature of the fencing arrangement and the location of the new window and the replacement door would 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, A3, C5, C6 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 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 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.

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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer