

Application ref: 2022/2029/P
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Date: 10 August 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
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10 DUKES CLOSE
Wigston
Leicester
le18 2ed
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Eleanor Palmer Primary School
Lupton Street
London
Camden
NW5 2JA

Proposal: Erection of timber clad single storey outbuilding to south of site, to provide additional educational floorspace and bike storage.

Drawing Nos: North Elevation; South Elevation; Site Plan; Site Sections; Sections; Site Location; Plans; Elevations; VIEW_01; VIEW_02; Supplementary Design 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:

North Elevation; South Elevation; Site Plan; Site Sections; Sections; Site Location; Plans; Elevations; VIEW_01; VIEW_02; Supplementary Design 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 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 The green roof as shown on the approved plans shall be fully provided in accordance with the approved details prior to first occupation 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 Reasons for granting permission.

The provision of additional educational floorspace is acceptable in land use terms.

The application is acceptable in design terms. The proposed outbuilding is to be situated to the southern boundary of the site, adjacent to no. 13 Lupton Street. There is a high brick boundary wall to Lupton Street, meaning the outbuilding would not be visible from private views and only from limited private views. It is considered acceptable in terms of its scale, form and materiality. The provision of a green roof also reduces its visual impact and a condition is recommended to require it be installed and retained. Overall, it appears a subservient addition to the host property and would not have any negative impact on the appearance of the property or the wider area.

The outbuilding would be sited adjacent to a blank side flank wall and boundary wall to no. 13 Lupton Street. It is set back from the boundary by approximately 0.7m, and extends 0.8m above the height of the boundary wall. It is not considered that the outbuilding would lead to any unacceptable sense of enclosure, loss of light or loss of privacy. That the space would only be used during regular school hours and being ancillary to the existing school use means that there would not be any unacceptable increase in activity which

would negatively impact existing residential amenity. The proposal is therefore acceptable in amenity terms.

The provision of weatherproof cycle storage is welcomed. Given that this is provision to an existing use rather than part of a whole new scheme, it is not considered necessary to assess the number of spaces provided against London Plan guidance. It is noted that there are also existing cycle hoops outside the main entrance of the school on Lupton Street.

No objections or other responses 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 accordance with policies A1, C2, D1 and T1 of the Camden Local Plan, as well as policy D3 of the Kentish Town Neighbourhood Plan. 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 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 read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer