

Application ref: 2022/3030/P
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Date: 8 November 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

Mr Majd Alkadri
10 Dukes Close
Wigston
Leicester
LE18 2ED

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Fleet Primary School
Fleet Road
London
NW3 2QT

Proposal:

Erection of single storey outbuilding facing Agincourt Road to provide Intervention and Sensory Space.

Drawing Nos: Site location; View_01; View_02; View_03; Existing Site Plan_A; Site Plan_A; Site Sections; Existing Site Plan; Site Plan; Site Section A-A; Existing Site Section B-B; Site Section B-B; Existing Site Section C-C; Site Section C-C; Plan; Roof Plan; Sections; South Elevation; North Elevation; Elevations; Details_A; Supplementary Design Statement - Fleet Primary School Intervention pod.

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:
Site location; View_01; View_02; View_03; Existing Site Plan_A; Site Plan_A; Site Sections; Existing Site Plan; Site Plan; Site Section A-A; Existing Site Section B-B; Site Section B-B; Existing Site Section C-C; Site Section C-C; Plan; Roof Plan; Sections; South Elevation; North Elevation; Elevations; Details_A; Supplementary Design Statement - Fleet Primary School Intervention pod.

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

- 3 All hard and soft landscaping works shall be carried out in accordance with the approved plans, including climber plants on the trellis as shown on VIEW_03, by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed timber cabin structure would be located in the grounds of Fleet Primary School, and provide Intervention and Sensory Space for the school.

The structure would sit adjacent to the boundary fence with Agincourt Road and would project slightly above the existing railings. The area is currently a play space for children and includes a small hedge, shrub and a small tree. Due to the size, quality and appearance of existing planting, its removal would not be considered harmful. The boundary facing Agincourt Road would be maintained as railings and a new trellis would sit behind to aid plant growth and maintain the green landscaped appearance across the site. Overall, the proposed structure would have a modest scale and height and would maintain adequate play space for children within the school's courtyard.

The proposed structure would have simple form and be clad with timber, with front canopy and a ramp for adequate accessibility. It would open into the school's grounds with glazing doors and windows and the access would be framed by trellis type wall which allows plants to grow on. Its modest size and height, infill location and natural appearance would not harm the character and appearance of the adjoining buildings, streetscene and conservation area.

Due to the proposed location and height of the structure, there would be no harmful impact on neighbouring amenity.

One objection was received prior making this decision, in relation to the impact of the structure to the streetscene and this part of conservation area. Whilst the structure would prevent visibility through the site and therefore the openness of the streetscene as a result, it is considered that, due to its modest scale and detailed design with timber cladding and trellis planting, the proposed structure would preserve the current character of the Fleet School grounds and wider Mansfield conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 2 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.
- 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 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

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