

Application ref: 2022/2022/P
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Date: 17 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Loxton & Associates
1 Morland Close
Hampton
TW12 3YX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Pauls Primary School
Elsworthy Road
London
NW3 3DS

Proposal: Removal of embankment and trees on the southern site boundary, the installation of a new retaining wall, the replacement of two windows with doors and erection of a glazed canopy.

Drawing Nos: Site Location Plan L1296-2.3-01, L1296-2.3-02, L1296-2.3-03, L1296-2.3-04, L1296-2.3-05 rev B, L1296-2.3-06, 20405 04, Tree Pit Detail, Arboricultural Impact Assessment Revision A (prepared by MDJ arboricultural consultancy ltd dated November 2022 revised 16 January 2023)

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 Plan L1296-2.3-01, L1296-2.3-02, L1296-2.3-03, L1296-2.3-04, L1296-2.3-05 rev B, L1296-2.3-06, 20405 04, Tree Pit Detail, Arboricultural Impact Assessment Revision A (prepared by MDJ arboricultural consultancy ltd dated November 2022 revised 16 January 2023)

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 All hard and soft landscaping works, including the planting of 5 trees, shall be carried out in accordance with the landscape details hereby approved by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or 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 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the removal of the existing embankment and 10 trees on the southern boundary adjacent to Primrose Hill. The trees are not covered by Tree Preservation Orders nor are they located within a Conservation Area and are causing safeguarding issues to the existing playground. It is therefore considered that their removal is acceptable in this instance. Five suitable replacement trees would be planted. The removal of the embankment would provide additional usable space for the school pupils. It is also proposed to install a steel retaining wall in the lower portion of the southern boundary wall. The existing upper portion of the boundary treatment with Primrose Hill would be retained and due to the school playground being located at a lower level the new retaining wall would not be visible from or affect the boundary treatment with Primrose Hill. The new retaining wall is thus considered acceptable.

The proposals to the school buildings involve the installation of new uPVC double access doors to replace existing windows which would be sympathetic to the existing fenestration on the south elevation of the building. A new steel frame glazed canopy is also proposed on the south elevation which would be a minor and subordinate addition sympathetic in scale and materiality to the host building. A timber handrail and infill to the existing ramp on the southern elevation is proposed which would be a sympathetic addition.

The proposals have been reviewed by the Council's Tree and Landscape team who deem them to be acceptable subject to the attached conditions to ensure the replanting of 5 trees.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 14 letters of support were received by local residents and the Friends of Regents Park and Primrose Hill relating to the enhancement of the school playground and the benefits for the pupils. 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 and D1 of the Camden Local Plan 2017. The proposed development also accords with 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:

<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