

Application ref: 2022/3279/P  
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Date: 28 February 2023

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

C/O Applicant  
C/O Applicant

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Rhyl Primary School**  
**7-31 Rhyl Street**  
**London NW5 3HB**

Proposal:

Temporary external alterations including erection of a modular access ramp (retrospective).

Drawing Nos: Site Location Plan & Block Plan; Design and Access Statement; 22/05\_02\_A; 22/05\_03\_B; 22/05\_04\_B; Product Specifications and Details.

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 & Block Plan; Design and Access Statement; 22/05\_02\_A; 22/05\_03\_B; 22/05\_04\_B; Product Specifications and

Details.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Following the closure of the Parent-Child Psychological Support Centre or by 31st August 2024, whichever date is the earlier, the alterations and structures shall be removed and fully dismantled and the existing fabric be made good to its original condition. This must be completed within three months of the closure of the Centre or the expiry of the permitted period, whichever is the earlier.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The structure hereby permitted is for a temporary period only and shall be removed on or before 31st August 2024.

Reason: The applicant has requested that these works are temporary and only intended to be retained for 18 months. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal relates to the conversion of two existing ground floor classrooms into a Parent-Child Psychological Support Centre, requiring the erection of temporary partitions and an external level access ramp leading to the existing entrance. The external ramp is constructed of black steel with matching handrails and balustrade and measures 7m long and 0.9m high. There is also a new access control panel fixed to the existing railings adjacent to the school's entrance gate.

The ramp and access panel all represent minor alterations that do not detract from the character and appearance of the listed building or Conservation Area. The use of black steel for the access ramp is considered acceptable in design and heritage terms, and the ramp itself is a minor addition that does not cause harm to the character and appearance of the listed building. Additionally, it improves access to users with disabilities, which is welcomed and supported by policy C6 of the Camden Local Plan 2017.

Given the scale and siting, it is considered that the development does not have a material impact on the amenity of neighbouring properties in regard to loss of light, privacy or outlook.

The Centre is intended to operate for 18 months so conditions will be attached to limit the works to 18 months after the date of this decision (ie. until the end of August 2024), and to require the works to be fully dismantled and the existing fabric made good within three months after closure.

No objections were received prior to making this decision. The West Kentish Town CAAC commented on the application to voice their concern that the works should be temporary but did not object. This decision includes a condition to ensure that the works are reversed when no longer required. The site's planning history has been taken into account when coming to this decision.

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.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and C6 of the London Borough of Camden Local Plan 2017. 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](http://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.

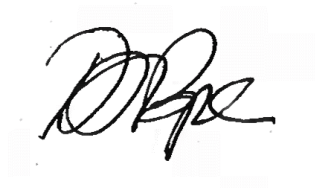
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer