

CONSULTATION SUMMARY

Case reference number(s)

2022/2655/L, 2022/3279/P

Case Officer:

Sam FitzPatrick

Application Address:

Rhyl Primary School

7-31 Rhyl Street

London

NW5 3HB

Proposal(s)

Temporary internal and external alterations including construction of stud partition walls and modular access ramp (retrospective).

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert: 03/11/2022 to 27/11/2022

Site Notice: 02/11/2022 to 26/11/2022

West Kentish Town CAAC comment:

- 1) Proposed use, hours of use, etc should be provided, as well as details about why access is required;
- 2) The application is not temporary and internal alterations may impact on building fabric;
- 3) Request for photos of all internal areas;
- 4) Ramp is not compliant with Part M for accessibility;
- 5) Plastic screen to railings of building should be removed and does not have consent.

Officer response:

- 1) The Design and Access Statements explain the use in adequate detail and it is understood that this use will be ancillary to the building's wider educational use.*
- 2) The drawings and plans submitted are considered sufficient to assess the application fully and a Camden Conservation Officer has confirmed that the alterations are reversible and not considered to harm the building or its features.*
- 3) The specifications of the ramp state that it is the recommended width under Document M, Section 6 of the Building Regulations.*
- 4) The plastic screen is not relevant to this application and if a breach of planning regulations is suspected, this is a matter to be taken to planning enforcement.*

Recommendation:

Grant planning permission