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Planning and Regeneration
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Date: 29/09/2023
Our ref: 2023/1890/PRE
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Gerald Eve
 One Fitzroy
 6 Mortimer Street
 London
 W1T 3JJ

www.camden.gov.uk/planning

Dear Gerald Eve,

Re: St Anthony's Preparatory School for Boys

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £2,132.35 was received on 22/05/2023.

1. Proposal

The proposal includes:

- Removal of swimming pool and temporary classrooms
- Construction of 2 two storey building with a single link building
- First floor level walkway
- Stairs and wheelchair access from sports field to rear of property
- Part removal of front boundary wall and replacement of front extension

The proposals seeks to replace the swimming pool and temporary classrooms with two, two storey buildings, a single storey link building and a first floor level walkway. Alterations to the front include creating a larger cross over which involves the demolition of part of the boundary wall.

2. Site Description

St Anthony's Preparatory School is split into two sites, one on Arkwright Road and one on Fitzjohn's Avenue. The subject property is location on Arkwright Road, and consists of a 4 storey building used for educational purposes for older students at the school. The site is located within the Fitzjohn Netherhall Conservation Area, and although not listed, is noted as a positive contributor within the conservation area appraisal. It has been extended over the years and currently benefits from temporary classrooms and a swimming pool to the rear.

3. Relevant Planning History

2020/5652/A - Display of 1 x non-illuminated school sign at the pedestrian front entrance gate. - **Granted 28-01-2021**

2014/7847/P - Expansion of St Anthony's School (1 Arkwright Road), to include the change of use of No. 3 Arkwright Road from residential (Class C3) to education use (Class D1), a 3 storey rear extension including excavation to No. 3 and formation of cycle parking. - **Refused 27-01-2016**

2011/1613/P – Erection of single-storey rear extension to link swimming pool to existing rear classroom block (following removal of sheds) and erection of extension and canopy to link swimming pool enclosure and main school building and associated landscaping (Class D1). - **Granted 15-06-2011**

PWX0002300 - Erection of a single storey rear extension to accommodate an additional classroom, As shown on drawing numbers; 199/P/01 - 06. – **Granted 11-09-2000**

9005472 - Erection of a clear glazed polycarbonate structure enclosing existing swimming pool. – **Granted 07-03-1991**

8905551 - Alterations and extensions including the addition of a conservatory to the rear elevations the erection of a new external metal staircase on the rear elevation and internal alterations to provide two additional classrooms as shown on drawings numbered ST.A 208 203A 204A 205A 107 108 104 and 105 as revised on 15th November 1989. – **Granted 19-12-1989**

F6/6/2258 - Addition of outbuilding to be used for science and arts purposes at St. Anthony's School, 1 Arkwright Road, Camden. – **Granted 02-09-1966**

TP617/9178 - Construction of an external staircase at No.1 Arkwright Road, Hampstead. – **Granted 19-08-1959**

TP617/110155 - The use of No. 1, Arkwright Road, Hampstead, as a day school. – **Granted 11-01-1955**

TP617/107095 - extension to the premises known as "Arkwright Lodge", 1, Arkwright Road, Hampstead – **Granted 05-10-1933**

4. Relevant Policies and Guidance

The National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

- A1 Amenity
- D1 Design
- D2 Conservation
- C2 Community Facilities

Camden Planning Guidance (2021)

- CPG Design
- CPG Home Improvements
- CPG Amenity
- CPG Community uses, leisure facilities, and pubs

Fitzjohn/Netherhall Conservation Area Appraisal and Management Strategy (2022)

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Expansion of School
- Design and Conservation
- Transport
- Trees and Garden Space
- Amenity
- Planning Balance

6. Expansion of School

Local plan Policy C2 (Community Facilities) sets out how the Council will ensure that there is provision of community facilities to meet the needs of a growing population and safeguard against the loss of viable community facilities.

"Community facilities" under Policy C2 refers to a wide range of social infrastructure that provides a service to the community, including educational facilities. Under Policy C2(e), states that the Council will support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations.

The subject site would remove the temporary classrooms and swimming pool and create permanent classrooms, a library, a hall and other associated rooms. The applicant has also stated that the larger spaces would enable improved teaching through the provision of dedicated specialist equipment and provide a library which the site is currently lacking.

The applicant has produced a statement of need for the improve facilities for the school and that the current facilities are at the end of its current lifecycle. The proposal to improve the educational facilities would be acceptable under Policy C2.

7. Design and Conservation

Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

The subject site is noted within the Fitzjohn/Netherhall Conservation Area Appraisal, as making positive contributions to the special character and appearance of the conservation area.

The Fitzjohns/Netherhall Conservation Area Statement (2022) has been assessed in regard to character and appearance to the proposal, the most immediately relevant parts to be:

- **Landscape:** The general layout and landscape character create a green and leafy character. This is based on properties with front and rear gardens, with trees and hedges. Rear gardens are often very generously proportioned. A key characteristic is the range of mature trees, including formal avenues of street trees and also more

- informal garden trees.
- **Loss of rear gardens:** Loss of rear garden space and the open character of rear gardens through rear extensions, swimming pools, large garden buildings and excessive hard surfaced areas.
- **Poor design:** There are a small number of developments from recent decades which are architecturally mediocre or where footprint of buildings and hard surfacing leaves little garden or landscaped space.

The subject site at No.1 Arkwright Road currently has a number of single-storey temporary classrooms and an enclosed swimming pool. The proposals seeks to replace the swimming pool and temporary classrooms with two, two storey buildings, a single storey link building and a first floor level walkway. Alterations to the front include creating a larger cross over which involves the demolition of part of the boundary wall.

The loss of the temporary classrooms and swimming pool is acceptable in principle as they are not considered to make a positive contribution to the character and appearance of the conservation area.

The proposed structure, whilst similar in footprint to the existing structure, rises to two storeys in parts. The structures become much more visible within the garden and from surrounding views, including from Arkwright Road and the garden of the grade II listed building at 75 Fitzjohns Avenue. The visibility of the structures would be harmful to the character and appearance of the conservation area, the special qualities of which are laid out above, and include the mature gardens and green and verdant character.

A walkway is proposed between the garden buildings and the main house, creating a variety of built forms within the garden. All together, these overwhelm the garden and the host building, creating a series of structures that dominate the historic elements of the site and harm the character of the conservation area.

Further, the alterations to the front of the building with include an enlarged cross over and the demolition of part of the boundary wall which are not acceptable. The loss of the wall, which is historic, erodes the historic character of the street. The increased parking space also results in the loss of areas for planting, impacting the verdant nature of the street.

Overall, the proposals are considered to overdevelop the site and to harm the character of the conservation area and potentially the setting of the grade II listed building.

8. Transport

The pre-application covering letter states that permanent classrooms are proposed. Any future application would need to provide details if this would increase the number of pupils/teachers/other staff, by how many, and how those pupils will travel to the site.

It will be necessary for the applicant to submit a Transport Statement and a School Travel Plan in respect of any future development at this site. The applicant would be expected to enter into Transport for London's STARS programme in respect of school travel, with a view to achieving the highest level available (Gold). It would be necessary to secure the School Travel Plan and associated monitoring and measures contribution of £5,196 by means of a Section 106 Legal Agreement.

In line with Policy T1 of the Camden Local Plan, cycle parking should be provided in accordance with the standards set out in the London Plan. For schools, the standard is for 1 space per 8 staff and 1 space per 8 pupils for long stay and 1 space per 100 pupils for short stay. No information on existing cycle parking facilities has been provided and this should be clarified.

Whilst the extent of demolition and construction works is unknown at present, it may be necessary to secure a Construction Management Plan and associated Implementation Support Contribution of £4,075.60 and Impact Bond of £7,874 by means of the Section 106 Legal Agreement. This will help ensure that the proposed development is carried out without

unduly affecting neighbouring amenity or the safe and efficient operation of the local highway network, in accordance with Policy A1 of the Camden Local Plan.

A highways contribution for repaving the footway adjacent to the site, which may be damaged during the construction works, may also be necessary.

9. Trees and Loss of Garden Space

The resulting development would result in the loss of 4 individual trees and 2 groups including; common Pear (T5), mixed evergreen shrubs (G7) x6 yew (G9), dead/standing tree (T11) and Portuguese laurel (T12). These trees are of low quality and assessed as 'C' and 'U' category accordingly. The most significant trees on site are proposed to be retained.

Based on the submitted documents, it is not possible to assess the impact of the scheme on the retained trees. A trail pit investigation should be undertaken to assess the rooting orphology on site rather than theoretical assessments.

A fully informed impact assessment should be undertaken to allow for the scheme to be fully assessed if a full application is to be submitted. Replacement planting plans should also be included.

10. Amenity

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for redevelopment that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, sunlight and noise. CPG (Amenity) provides specific guidance with regards to privacy and outlook.

The proposed development is a large u-shaped structure in the rear of the site, replacing the existing single storey temporary structures and swimming pool. As there are gradient changes on the site the height of the development is not consistent. However, along the west boundary with No.3 Arkwright Road the maximum height of the proposed structure would be 7.9m compared to the 2.4m height of the existing temporary structures. As the development is confined to the rear of the site it is considered the impact of the development on neighbouring residential occupiers would be limited to those properties with shared boundaries at the rear of the site.

The development would create a 7.9 metre high structure along the entirety of the shared boundary with No.3 Arkwright Road. At the proposed height and positioning the development would be considered overly dominant and visually overbearing to this neighbour. While the windows are high level they are located on the shared boundary and would create the perception of overlooking into a private space.

The rear garden space for No. 71 and 73 Fitzjohn's Avenue would share a boundary with the other two storey element. While the gradient on this side means the development would be lower down than the neighbours adjacent land and partly obscured by existing outbuilding/sheds, it still includes windows on the immediate boundary producing an unacceptable overlooking effect to these neighbours. Overall, the proposal would result in a development that would be detrimental to the enjoyment of adjoining residential occupiers.

To the south of the property is Devonshire House Preparatory and Pre-preparatory school. If the development was otherwise considered acceptable, the height along this shared boundary would be suitable, however, the windows should be removed on this boundary to maintain privacy.

Lastly the development proposes the removal of part of the front boundary wall and the replacement of the front extension, the front extension would not project beyond the existing footprint and would not introduce any additional doors/windows, the removal of part of the

boundary wall would not impact on neighbouring amenity and both would otherwise be found acceptable. Overall, the proposals are visually cumulatively overbearing to neighbouring residents and would produce significant overlooking/perceived overlooking effects and are therefore considered unacceptable.

11. Planning Balance

The applicant has stated why the proposed facilities are required under Policy C2; however, the improvements to the existing educational facilities would not outweigh the negative impact to heritage and the amenity of neighbouring residential occupiers under Policies D2 and A1. Further, additional information would be required to ensure transport and arboricultural requirements are met.

12. Conclusion

The proposed development is considered unacceptable in principle due to the harmful impact it would have on the appearance and character of the host building and wider conservation area. The proposal, which is considered unduly large for the plot in which it sits, would result in unacceptable harm to the character and setting of the Fitzjohn/Netherhall Conservation Area and to the amenity of the nearby residential occupiers. In its current form it would be considered over development and would not be supported.

13. Planning Application Information

Given the issues identified above, you are strongly advised against submitting an application. However, should you choose to submit a planning application, the following information should be submitted for a valid planning application:

- Completed application form
- An Ordnance Survey-based location plan at 1:1250 scale denoting the site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Planning Statement
- Design, Access, and Heritage Statement
- Acoustic report
- Arboricultural Impact Assessment
- Transport assessment
- Construction Management Plan
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours to discuss the proposals.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Thank you for using Camden's pre-application advice service.

Yours sincerely,
Blythe Smith

**Planning Officer
Planning Solutions Team**