

Delegated Report		Analysis sheet		Expiry Date:		14/02/2014	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		6.2.14	
Officer				Application Number(s)			
Mandeep Chagger				2013/8225/P			
Application Address				Drawing Numbers			
Gospel Oak Nursery School Savernake Road London NW3 2JT				See ddn			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey extension to southeast, north and north east elevations of existing nursery building (Class D1) and associated alterations to existing windows and doors to create additional educational space.							
Recommendation(s):		Grant permission					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							

Consultations

Adjoining Occupiers:	No. notified	40	No. of responses	05	No. of objections	04
			No. Electronic	00		
<p>Summary of consultation responses:</p>	<p>The proposal was advertised in the Ham & High on the 16/01/2014 and site notice was erected on the 10/01/2014.</p> <p><u>Objections</u> were received from the occupiers of 122 Mansfield Road, Flat 1, 128 Mansfield Road, Ground Floor 8 Rona Road and 126 Mansfield Road. The matters raised were:</p> <ul style="list-style-type: none"> • Trees behind the gardens of Nos.126 and 128 Mansfield Road should be retained as they offer privacy, natural habitat for birds, noise and protect against pollution and flooding. (See <i>paragraph 5.1 of the report</i>) • Any building work to the west would affect the sight lines from No.8 Rona Road as the school backs on to the rear garden. (See <i>paragraph 4.1 of the report</i>). • If the school increases in size then the noise could become a nuisance. (See <i>paragraph 4.1 of the report</i>). • Parking issues. (See <i>paragraph 6.3 of the report</i>). • The immediate built environment is Victorian brick and the white rendered building would not sit easily within the historical setting of the Conservation Area. (See <i>paragraph 3.4 of the report</i>). • Concerned about the number of trees to be felled. The Tree Report states Tree numbers 8, 9, 10 and 11 are to be felled. The trees, (numbers 8, 9, 10, 11, 12, 13) protect No. 126 Mansfield from noise from the nursery and provide a habitat for birds. (See <i>paragraph 5.1 of the report</i>). • Building work being carried out on Saturday mornings. (See <i>paragraph 4.2 of the report</i>). <p>A <u>letter of support</u> was received from the occupiers of 4 Rona Road, commenting:</p> <ul style="list-style-type: none"> • As long as building work is during normal working hours. • The fence installed behind the gardens would reduce noise from the school and increase privacy. • The school and nursery is the hub of the community in Gospel Oak, so preserving and improving it is important. • Construction could be restricted to a 5 day working week, excluding weekends, which the local residents would support. 					
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Mansfield CAAC- No comments received.</p>					

Site Description

The application site comprises a single storey nursery school, located on the west side of Savernake Road. The nursery is part of Gospel Oak Primary School which is across Savernake Road. Immediately north of the site is No.13 Savernake Road, a single family dwellinghouse. To the south of the site are residential dwellings that front Mansfield Road and the rear gardens back on to the nursery school. To the west of the site are residential dwellings fronting Rona Road. The site is located within the Mansfield Conservation Area. The trees on the site do not have Tree Preservation Order (TPO).

Relevant History

Planning permission was granted on 04/04/1984 for the erection of a nursery school on the site (ref 37348/R1).

Planning permission was granted on 21.01.2014 for the erection of single storey portakabin to school playground for the temporary duration of one year (ref. 2013/7759/P).

Pre-application advice was sought for the proposed new extensions and external modifications to create a EYFS facility and no change of educational class use (ref. 2013/6737/PRE). The pre-app was supported by the Council subject to details of the design being addressed, such as the render to be toned down and the bricks replaced with a more contextual colour and texture, particularly on the front elevation.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS10 (Supporting Community Facilities and Services)
CS14 (Promoting high quality places and conserving our heritage)

DP6 (Lifetime homes and wheelchair homes)
DP15 (community and leisure uses)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and the availability of car parking)
DP19 (Managing the impact of parking)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP28 (Noise and vibration)
DP29 (Improving access)

Camden Planning Guidance 2011/2013:

CPG1 Design
CPG3 Sustainability
CPG6 Amenity
CPG7 Transport

Assessment

1. Proposal:

1.1 The application proposes:

- Refurbishment and extensions to the north, east and south elevations. The extension to the north-east elevation would propose to infill the school with an 11.5m width fronting Savernake Road and approximately 13m deep. The extension along the southern elevation of the school would be 2.8m to 5m wide and across the full depth of the school. The extension would have a flat roof with a height of 3.2m to 3.6m as the ground slopes.
- The extension would have a grey coloured flat roof, grey powder coated aluminium windows and doors and white colour render to the facades.
- Ten trees (numbers 2, 3, 7, 8, 9, 10, 11, 16, 17 and 18) are to be felled.
- The number of children between the two school sites would not increase.
- No additional vehicular trips connected with the school are envisaged.
- The proposal comprises an entrance staff office, plan room, nursery, WC and cloakroom.

1.2 The principal considerations material to the determination of these applications are summarised as follows:

- **Principle of the development**
- **Character and appearance of the local streetscape and conservation area**
- **Adjacent residential amenity**
- **Impact on Trees**
- **Access and parking**

2. Principle of Development

2.1 The main policy context from the core strategy is CS10 which states that the Council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough.

2.2 The proposals seek to improve the existing educational provision. Therefore the principle of development is generally supported by planning policy, subject to the scheme addressing the other planning considerations below.

3. Character and appearance of the local streetscape and conservation area:

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Development policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that preserves and enhances its established character and appearance.

3.2 The proposals include the extension of the existing building to the north-east and south elevation, as well as removing shrubs and trees. The height of the building would not increase. The view running north along Savernake Road is noted in the Conservation Area Statement as a key townscape view.

3.3 The existing modest building is considered to use a highly muted palette of colours, with dark brown brickwork and dark green woodwork. This, combined with its screen of greenery, gives the existing somewhat unprepossessing building a very low impact on the conservation area.

3.4 It is proposed to replace the existing materials on a much larger and more prominent-looking building with white render and some grey brick slips. Its replacement with a larger structure, with less vegetation screening, would be built closer to the street boundary line and finished in white. Whilst a darker render or brick would be preferred, it is considered on balance that the materials would not detract from the existing school building nor that opposite and would not harm the character of the streetscene or the conservation area. It is noted that the modern residential terrace nearby on Mansfield Road is rendered in white.

4. Adjacent residential amenity

4.1 Given the single storey design of the building and the siting of existing surrounding residential dwellings, the proposed development would not result in a loss of light. In addition, there would be no significant overlooking or light pollution as a result of the proposed extensions. The number of children between the two school sites would not increase and would therefore not result in an unacceptable increase in noise.

4.2 If planning permission is granted, an informative ensuring the standard working hours comply with Environmental Health Regulations would control the impact of noise to local residents.

5. Impact on Trees

5.1 A number of objections mention the loss of trees from Gospel Oak Nursery School. A Tree report was submitted with the application. The existing trees are all lower quality specimens. There is a verdant quality to the frontage of the site which adds to the quality of the streetscape. Whilst trees would be removed from this frontage, the site is well-stocked with an abundance of trees retained and new fencing and planting will be provided along the frontage. In particular all twelve trees along the rear boundaries adjoining Mansfield and Rona Road would be retained. The Tree Officer has no objection to the proposed felling of the trees. The proposed felling of the trees is therefore considered acceptable.

6. Access and parking

6.1 The main entrance is level and suitable for wheelchair users and parents with buggies.

6.2 The access into the site and egress on Savernake Road is not proposed to change.

6.3 No additional vehicular trips connected with the school are envisaged.

7. Conclusion

7.1 The scheme is acceptable for the following reasons:

- The proposals seek to improve the existing educational provisions.
- The proposal, by reason of its size, scale, height and design, would not detract from the existing school building and the Mansfield Conservation Area.
- The proposal would not result in an un-neighbourly form of development.
- The existing trees are low quality specimens and there is no objection to the felling of these trees.

Recommendations: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on *Monday 31st March 2014*.
For further information please go to www.camden.gov.uk and search for 'members briefing'