

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/02/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Alex McDougall				2013/7898/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Hampstead Parochial Primary School London NW3 6TX				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of a construction management plan required by condition 5 of planning permission granted on 10/06/2013 (ref: 2013/1637/P for the erection of single storey classroom, canopies and decking to existing school.)							
<b>Recommendation(s):</b>		<b>Approval Details of Condition 5</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>	N/A						
<b>CAAC/Local group comments:</b>	N/A						
<b>Site Description</b>							
The site is located on Holly Bush Vale. It comprises a primary school spread across a number of buildings. The original 2 school buildings date from 1862. The buildings are predominantly red brick with pitched tiled roofs, although more recent buildings on site have flat roofs. The site does not contain any listed buildings, but is within the Hampstead Conservation Area.							
<b>Relevant History</b>							
2012/1637/P - Erection of single storey classroom, canopies and decking to existing school (D1). <i>Granted 10/06/2013.</i>							
2011/0515/P - Works to include alterations to doors and fenestration to west elevation of nursery building, erection of timber decking, installation of an access ramp, metal fence and handrails to steps at rear of school (Class D1). <i>Granted 08/04/2011</i>							
2009/2824/P - Installation of new extract flue from roof of kitchen to flat roof of adjoining caretaker's							

office to the south of the site. *Granted 9/10/2009*

2008/0197/P - The use of the Curates house for education purposes (Class D1). *Granted 29/02/2008*

2007/5385/P - The change of use of the existing single family dwelling house (Class C3) to educational use (Class D1) in association with the Parochial School. *Granted 20/12/2007*

## **Relevant policies**

### **National Planning Policy Framework 2012 London Plan 2011**

#### **Camden LDF Core Strategy 2010**

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS16 Improving Camden's health and well-being

CS17 Making Camden a safer place

#### **Camden Development Policies 2010**

DP16 The transport implications of development

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

#### **Camden Planning Guidance (updated 2013)**

CPG6 Amenity

CPG7 Transport

## **Assessment**

### **1. Proposal**

1.1. Planning permission was granted for the erection of a single storey classroom, canopies and decking within the existing school grounds. The applicant seeks to discharge condition 5.

1.2. Condition 5 states:

*The development hereby approved shall be carried out in accordance with the Construction Management Statement which shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The Construction Management Statement shall set out measures for ensuring highway safety and managing transport, deliveries and waste throughout the demolition and construction period. The Construction Management Statement shall also provide the opportunity for the developer to consult with local residents about plans for construction providing them with an opportunity to voice any legitimate concerns about the proposals. The measures contained in the Construction Management Statement shall at all times be complied with during the relevant construction phase.*

*The approved Construction Management Statement shall be kept on site. It shall be reviewed as necessary and all revisions shall be signed by authorised persons on behalf of the local planning authority and the applicant and dated in an addendum format forming part of the original Construction Management Statement.*

*Reason: In order to protect the pedestrian environment and the amenities of the area generally*

*and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.*

## **2. Assessment**

2.1. During the course of assessment the Applicant submitted an amended Construction Management Plan (CMP) which addressed issues raised by Council's Transport Strategy team.

2.2. The amended CMP submitted is considered to be satisfy the requirements of the condition and the reasons for its imposition, for the following reasons:

- 2.2.1. The CMP provides details of site office, fencing, skips, toilets and bins.
- 2.2.2. A banksman will be provided to guide construction vehicles in and out of the site.
- 2.2.3. Bulk deliveries will be scheduled to avoid peak periods to avoid contributing to traffic congestion in the local area.
- 2.2.4. A deliveries schedule will be used to avoid queuing of vehicles outside the site.
- 2.2.5. Swept paths have been provided for the proposed delivery vehicles.
- 2.2.6. The proposal will only require a partial road closure for 3-4 days, which is considered to be commensurate with the level of works proposed.
- 2.2.7. While the proposal will require a modified crossover during construction, the CMP provides assurance that the crossover will be reinstated to its original condition after the completion of works.
- 2.2.8. All vehicles will be unloaded within the site.
- 2.2.9. Vehicle tyres will be cleaned before exiting the site.
- 2.2.10. Consultation with local residents was undertaken as part of the commissioning of the CMP.
- 2.2.11. The CMP notes that a copy will be kept on site at all times.

## **3. Recommendation**

3.1. Approve details of condition 5.