

Delegated Report		Analysis sheet		Expiry Date:		21/01/2014	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2013/6538/P			
Application Address				Drawing Numbers			
Agincourt House Agincourt Road London NW3 2NY				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of sash windows required by condition 5d of planning permission 2012/6637/P dated 3/12/12 for the erection of a part single/part two storey extension, single storey extension and associated alterations.							
Recommendation(s):		Approve					
Application Type:		Councils Own Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is a Victorian school building dating from 1884 and identified as making a positive contribution to the Mansfield Conservation Area within which it is located. Adjoining the site to the south east is Fleet School and there is an Ambulance Station to the north west. To the rear (south) of the site is a shared MUGA and residential dwellings beyond that. On the opposite (north) side of Agincourt Road to the school's main entrance is a terrace of three storey houses.

Relevant History

2012/6637/P - Erection of a part single/part two storey extension to the east wing, single storey extension to the west wing, new landscaping and the installation of new pedestrian and vehicular entrance gates, windows and associated alterations to an existing school (Class D1) – Granted 07/06/2013

2013/5040/P - Submission of details as required by condition 12 (Construction Management Plan) of planning permission dated 07/06/2013 (ref 2012/6637/P for the erection of a part single/part two storey extension to the east wing, single storey extension to the west wing new landscaping and the installation of new pedestrian and vehicular entrance gates, windows, and associated alterations to an existing school (Class D1) – Granted 19/8/13

2013/4906/P - Details of cycle parking spaces and storage facility (condition 6), hard and soft landscaping (condition 7), and locations, specifications and design of bat/bird brick (condition 10) in relation to planning permission dated 07/06/2013 (ref. 2012/6637/P) for the erection of extensions to the east and west wings. - Granted 3/9/13

2013/6278/P - Submission of details required by conditions 4 (sample panel of facing brickwork), 5a (details/samples of all windows), 5b (section through proposed gutter detail of pitched roof at 1:1), 5c (manufacturer's specifications of all facing materials) and 5e (details of fence and gates) of planning permission dated 07/06/2013 (ref 2012/6637/P), for the erection of a part single/part two storey extension to the east wing, single storey extension to the west wing, new landscaping and the installation of new pedestrian and vehicular entrance gates, windows and associated alterations to an existing school (Class D1). – Granted 30/10/13

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy and Development Policies 2010

Core Strategy

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

Camden Planning Guidance (2013):

CPG 1 (Design)

NPPF 2012

Assessment

Condition 5(d) required:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.”

This part of the condition was intended to relate to the new sash windows to the Agincourt Road elevation. The rest of the windows were covered by condition 5(a) which have been approved under application 2013/6278/P.

The submitted details show new timber double glazed sashes which are largely identical to the existing sashes. A slimline double glazing is used which means that framing and glazing bar thicknesses are largely identical to the existing and also mean that the glazing can be puttied in place. Whilst there are some variations in the thickness of mullions, on windows of this scale these changes will not be visually significant.

The submitted details satisfy the requirements of the condition and ensure that the character and appearance of the conservation area is preserved, therefore it is recommended that the condition is approved.