

Delegated Report		Analysis sheet	Expiry Date:	30/07/2013
		N/A	Consultation Expiry Date:	04/07/2013
Officer			Application Number(s)	
Jenna Litherland			2013/2511/P	
Application Address			Drawing Numbers	
Netley Primary School 30 William Road London NW1 3EN			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 2 (development built in accordance with approved plans) of planning permission (ref: 2012/2089/P) granted 16/10/2102 for the redevelopment of the site to provide Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 80 residential units (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. Minor materials amendments include amendments to the site boundary, amendments to the northern end of Block A, to reconfigure cycle and bin storage areas, amendments to the location of entrance at Block A, school entrance gate, nursery gate, EDF substation entrance and school access, relocation of lift shaft on the roof of Block C.				
Recommendation(s):		Grant conditional permission		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	506	No. of responses	02	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 07/06/2013 until 28/06/2013 and a press notice was placed in the Ham and High on 13/06/2013 (expired 28/06/2013).</p> <p>One letter has been received in support of the application and one letter received objecting to the proposal on the following grounds:</p> <ul style="list-style-type: none"> • Loss of daylight due to the high rise block; • Invasion of privacy caused by the construction of the high rise block during the works and following completion of the works; • Construction will cause a huge amount of dust, dirt, noise and pollution; • The proposal results in loss of garden and possibly some of the trees; • The building works would be on the door step of the Woodhall residents. <p><i>Case Officer's response: The issues raised relate to the proposal as a whole rather than the amendments currently applied for. These issues were raised and addressed as part of the original application.</i></p>					
Statutory Consultees and Local groups comments:	No responses received.					

Site Description

The site is about 1 hectare in size and lies to the west of Hampstead Rd. It is located 50m west of Hampstead Rd and just over 400m north of Euston Rd. It has extensive public transport services in the surrounding area, including Warren Street, Euston Square and Great Portland Street Underground Stations; Euston Station (national rail, overground, underground and buses). Bus stops are also located on Hampstead Road and Euston Road.

The site is bounded by Hampstead Rd, William Rd, Stanhope St and to the north of Everton Buildings at the rear of Woodhall block on Robert St.

The site includes Netley Primary and nursery which occupies a 4 storey Victorian building on Netley St and a single storey 1970's building on the corner of Stanhope St and Netley St, plus an ancillary single storey caretaker's house. Robson House, a 3 storey building is located on the southern side of Everton Buildings and a modern annexe next to the Victorian building complete the complex.

The road known as Everton Buildings is a cobbled street used for parking and by pedestrians who gain access to Hampstead Rd via a footpath to the side of the former Prince of Wales public house (which is a grade II listed building), to the south of the SURMA Community Centre. Everton Buildings also provides vehicular access to the former garages at the base of Woodhall block, most of which is now used for commercial storage. There is a line of mature trees on Everton buildings.

The school complex also accommodates the Autistic Spectrum Disorder Unit (ASDU) and the Community Learning Centre (CLC) which are accommodated in the modern annexe on Netley St; the Primary Pupil Referral Unit (PPRU) and Primary Learning Support Services (PLSS) in Robson House; and the caretaker's house.

Much of the current school site is open, including a large split playground and significant areas of greenery including a number of trees. There is a car park and service area on the school site with access from Netley St. There is also a small vehicular access to the site from Stanhope Street.

The surrounding area is predominantly residential in character, as the site lies on the eastern edge of the Regent's Park Estate, though William Rd and Hampstead Rd contain a mixture of residential and commercial uses.

The 7 storey block of Woodhall lies directly to the north of the site. It has a podium to the rear which stands a storey above the ground and was previously used as car parking for residents of Woodhall, but is now largely used by a commercial storage company. The roof of the podium is largely paved, but includes some small areas intended for informal outdoor space for Woodhall residents. There are 4 storey buildings opposite the site fronting Stanhope St with a 12 storey block behind and buildings on William Rd ranging from 2 to 7 storeys. The buildings outside the site on Netley St are generally 3 storeys in height.

Relevant History

2012/2089/P: Erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road; remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level (following demolition of the existing primary school). Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. **Granted conditional permission 16/10/2012**

Approval of details applications

2013/0457/P: Details pursuant to conditions 15 (plant), 16 (noise levels), 17 (sound insulation) and 19 (insulation to dwellings) of planning permission dated 16/10/12 (Ref: 2012/2089/P) for erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. **Details approved 19/03/2013**

2013/0344/P: Details pursuant to conditions 11 (details of foundations and excavations - for Blocks A and B in relation to Phase 1 of the development) and 39 (entered into agreement with Kings Cross Working) of planning permission dated 16/10/12 (Ref: 2012/2089/P) for erection of a 5 storey building plus basement to accommodate a Foundation Units, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of an 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building) remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. **Details approved 14/03/2013**

2012/6815/P: Details pursuant to conditions 3 (slab levels), 5 (appointment of chartered engineer), 21 (waste storage) and 23 (cycle storage) of planning permission dated 16/10/12 (Ref: 2012/2089/P) for erection of a 5 storey building plus basement to accommodate a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 36 residential units (Class C3) fronting Stanhope Street; erection of a 8 storey building plus lower ground floor to accommodate 34 residential units (Class C3) at the junction of Stanhope Street and William Road (following demolition of existing post-war primary school building); remodelling to the Victorian Board School to accommodate a lift core to provide access to the new play space at roof level. Demolition of Woodhall Garages and erection of a 2 storey block to provide 10 x social rented family houses (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. **Details approved 22/02/2013**

2012/4336/P: Details pursuant to condition 1 (cycle storage) and 7 (waste storage) of planning permission dated 20/07/12 (Ref 2012/1970/P) for demolition of the foundation unit, caretaker's house and primary pupil referral unit to enable the erection of 2 storey temporary school buildings, landscaping and access works. **Details approved 15/10/2012**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

Core Strategy

- CS1 (Distribution of growth)
- CS4 (Areas of More Limited Change)
- CS5 (Managing the impact of growth and development)
- CS6 (Providing Quality Homes)

- CS8 (Promoting a successful and inclusive Camden economy)
- CS10(Supporting Community Facilities and Services)
- CS11 (Promoting sustainable and efficient travel)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)
- CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
- CS16 (Improving Camden's health and well-being)
- CS17 (Making Camden a Safer Place)
- CS18 (Dealing with Our Waste and Encouraging Recycling)
- CS19 (Delivering and Monitoring the Core Strategy)

Development Policies

- DP1 (Mixed Use Development)
- DP2 (Making Use of Camden's Capacity for Housing)
- DP3 (Contributions to the Supply of Affordable Housing)
- DP5 (Homes of Different Sizes)
- DP6 (Lifetime Homes and Wheelchair Homes)
- DP13 (Employment Premises and Sites)
- DP16 (The Transport Implications of Development)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking Standards and Limiting 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)
- DP23 (Water)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP27 (Basements and lightwells)
- DP28 (Noise and vibration)
- DP29 (Improving Access)
- DP31 (Provision of, and Improvements to, Open Space and Outdoor Sport and Recreation Facilities)
- DP32 (Air Quality and Camden's Clear Zone)

Supplementary Planning Policies

Camden Planning Guidance (2011)

- 1 – Design
- 2 – Housing
- 3 - Sustainability
- 4 – Basement and lightwells
- 6 – Amenity
- 7 - Transport

Assessment

1. This application seeks minor amendments to the scheme granted planning permission in 2012 for the redevelopment of the site to provide a Foundation Unit, Primary Pupil Referral Unit and Community Learning Centre and 80 residential units (Class C3) and associated public realm improvements to Everton Buildings, landscaping and access works. The amendments proposal as part of this application include:
 - amendments to the red line site boundary;
 - amendment to the northern end of Block A around the bin storage area;
 - reconfigured cycle and bin storage area;
 - amendment to the location of entrances at Block A, the school main entrance gate, the nursery gate, the EDF substation and school access;
 - relocation of the lift shaft on the roof of Block C;
 - removal of the duct enclosures on top of the main hall within Block A and inclusion of new plant on top of the main hall within Block A.
2. Each amendment will now be considered in turn.
3. Site Boundary
 - 3.1 The changes to the site boundary have arisen to include the strip of land between the Bengal Workers Association and the Woodhall Buildings. This land is owned by the Council and this change to the boundary would not impact on the current proposals.
4. Amendment to the northern end of Block A
 - 4.1 The proposed refuse storage area has increased in size and now will be accessed at ground floor level. The stair core has been widened and an accessible toilet has been added to the proposal. The proposal is considered to be an improvement to refuse facilities and would the changes would not adversely impact on the appearance of the building.
5. Reconfigured cycle and bin storage area
 - 5.1 These changes have already been approved as part of the approval of details application ref: 2012/6815/P. The changes are included on the submitted drawing for completeness.
6. Amendment to the location of entrances
 - 6.1 At Block A the nursery entrance and residential entrances have been amended from a double door to wide single doors. Intercoms have also been added adjacent to the doors. The school main entrance gate has been amended as well as the EDF substation and school access on the southern end of the building from a single door to the substation with a large sliding door to the school to a smaller single door to the substation, double doors to the school and a large sliding gate to the cycle parking. The proposed doors and gate would be powder coated metal. The proposed amendments to the entrances would be minor and would not impact on the overall appearance of the building.
7. Relocation of the lift shaft on the roof of Block C
 - 7.1 The lift shaft has moved south, as was originally seen on the west elevation of the existing

building. This will result in it being less visible from the northern side of the school building. The lift shaft would be finished in brick which would ensure that does not appear out of keeping with the existing brick school building. The height of the lift shaft would remain the same and it is considered that the amended position would be no more prominent than originally shown, as such the change is considered acceptable.

8. Removal of the duct enclosures (ducts to remain) on top of the main hall within Block A and inclusion of new plant on top of the main hall within Block A.

8.1 The proposed ducts and plant would be sufficiently set back from Stanhope Street elevation to ensure they would not be visible from public view or detract from the appearance of the building. As such, these amendments are considered acceptable.

9 Summary

9.1 It is considered overall these changes are inconsequential and will not impact on the overall appearance of the building or have any detrimental impact on neighbour amenity.

10. Recommendation: Grant conditional permission.