

Delegated Report		Analysis sheet	Expiry Date:	17/09/2013
		N/A / attached	Consultation Expiry Date:	05/09/2013
Officer			Application Number(s)	
Hilary Cuddy			2013/4611/P	
Application Address			Drawing Numbers	
Gospel Oak Primary School Mansfield Road Gospel Oak NW3 2JB			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Removal of existing window to be replaced with emergency escape doors.				
Recommendation(s):		Grant		
Application Type:	Full Planning Permission (Council's Own)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	69	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A press notice was published between 15/08/2013 and 05/09/2013 A site notice was displayed between 07/08/2013 and 28/08/2013</p> <p>No responses have been received as a result of the consultation</p>					
CAAC/Local groups* comments: *Please Specify	Mansfield CAAC responded with no objection to the proposal.					

Site Description

The application site comprises a part single storey, part two storey Primary school, located on the corner of Savernake Road and Mansfield Road. Immediately east of the site is a railway embankment and Gospel Oak train station.

The site is within the Mansfield Park Conservation Area. The building is not listed.

Relevant History

On 13/06/2011 permission was granted for the replacement of existing metal frame windows and doors with new powder coated aluminium double glazed windows and doors to the side, rear and part of the front elevations and elevations facing the school courtyard of the educational institution (Class D1) (Ref 2011/1655/P).

On 02/08/99 permission granted for demolition of two single storey temporary classroom buildings and erection of two storey school building (Ref: PE9900322).

On 20/04/04 permission granted for works within the school grounds to include the installation of floodlighting around the perimeter of the existing multi use games area and the erection of a disabled toilet (Ref:2004/0639/P).

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS5 – Managing the impact of growth and development

CS10 – Supporting community facilities and services

CS14 – Promoting high quality places and conserving heritage / conservation areas

Development policies:

DP15 –Community and leisure uses

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1-Design

Camden Planning Guidance 6-Amenity

Mansfield Road Conservation Area Statement 2008

Assessment

Proposal

Permission is sought to replace a window to the main hall on the Mansfield Road (south east) elevation with aluminium fire escape doors in order to create an additional fire exit to facilitate the maximum capacity in the main school hall. The doors will fit within the width of the existing window opening. The wall below the existing window would be removed. The doors will measure 2.39m wide and 2.16m high. The clear opening of the doors would be approx 1.4m.

In addition a path will be created leading from the fire exit with 8 steps leading down to pavement level.

Assessment

The following issues will be considered as part of the assessment: a] the impact on the character and appearance of the host building and the conservation area; and b] the impact on the amenities of adjoining/surrounding occupiers.

Design

The existing white powder coated aluminium windows will be replaced with white powder coated aluminium fire escape doors. The glazing bars will be of a powder coated white finish, which will match the existing external colour of the remaining openings. It is proposed to maintain the width of the existing window opening. No new openings are proposed and the doors will be of a similar appearance to the design and materials of the existing window, therefore the proposal will not adversely affect the character or appearance of the host building or conservation area and is considered acceptable.

Amenity

It is considered that there will be no additional overlooking issues from the proposal to the surrounding properties than existing. The doors would be located close to the main school entrance; therefore the use of the doors would not impact neighbours any more than the existing situation. The doors will look over Mansfield Road; directly opposite are a line of shops and the Gospel Oak overground station is located directly to the left. In addition the doors are intended to only be used in emergencies. Giving consideration to the above; the proposal would not have any adverse impact upon the amenities of other adjoining and surrounding occupiers.

Recommendation: Grant Permission