

Delegated Report		Analysis sheet	Expiry Date:	16/04/2013
		N/A / attached	Consultation Expiry Date:	18/04/2013
Officer			Application Number(s)	
Carlos Martin			2013/1066/P	
Application Address			Drawing Numbers	
La Sainte Union Convent School Highgate Road London NW5 1RP			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Continued use of single storey temporary portacabin to the south boundary of Croftdown Road (Class D1)				
Recommendation(s):		Grant		
Application Type:		Full Planning Permission		

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:	Press notice published from 28/03/2013 to 18/04/2013. Site notice displayed from 20/03/2013 to 10/04/2013. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>	Dartmouth Park CAAC: No response.					

Site Description

The application site is located on the east side of the Highgate Road, between Croftdown Road to the south, Brookfield Park to the west and St Albans Road to the north. It falls within the Dartmouth Park Conservation Area.

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Relevant History

2010/1971/P: Erection of a single storey 'Portacabin' outbuilding within existing school grounds to provide additional teaching space and associated relocation of existing bicycle storage racks for a temporary period of three years. Granted

Relevant policies

NPPF

The London Plan

LDF

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

DP26 - Managing the impact of development on occupiers and neighbours

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

CS14 - Promoting high quality places and conserving our heritage

DP25 - Conserving Camden's heritage

Camden Planning Guidance: CPG1 (design) & 6 (amenity).

Dartmouth Park Conservation Area Statement

Assessment

Proposal

The continued use of a single storey flat-roofed porta cabin structure, located at the southern boundary of the site. The building measures 9.6m in length, 5.8m in width and approximately 2.8m in height, although it is constructed on bricks at one end due to the difference in ground levels. The structure has four windows on three of the elevations and one set of double doors, with steps leading up to the entrance on the northern elevation.

Design

The proposed location of the cabin is in an area adjacent to an extension of the original listed building. It is in the middle of the site located behind the large building which fronts the Croftdown Road elevation. This location is not considered to harm the setting of the listed building. Moreover the extension would largely shield the cabin from general public views from Croftdown Road. Due to the proposed relocation not being visible from the streetscene, the proposed portacabin is considered to be acceptable in this location. It is considered that temporary permission should be recommended as the nature of such a proposal is a temporary measure until the school finalise the new building details. Temporary permission is also considered acceptable in this location as the type of structure is not one the Council is prepared to approve, other than for a limited period, owing to its appearance. The permanent retention of the structure would be contrary to the requirements of the relevant policies of the LDF.

Amenity

It is considered that the structure does not result in a material loss of daylight, sunlight or a sense of enclosure on neighbouring properties, therefore, the structure is considered to be consistent with the LDF.

Conclusion

The proposed continued use of the portacabin is not considered to harm the character and appearance of the Conservation Area or setting of the listed school house, on the basis of it being erected only for an extended temporary period. Thus permission is recommended for a temporary period of no more than 3 years.

