

Delegated Report		Analysis sheet		Expiry Date:		13/05/2013	
		N/A		Consultation Expiry Date:		01/05/2013	
Officer				Application Number(s)			
Gideon Whittingham				2013/1521/P			
Application Address				Drawing Numbers			
St Aloysius RC Junior School Aldenham Street London NW1 1PS				Refer to Draft Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Roof extension and associated height increase to north and west parapet wall at main roof level (Class D1)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	51	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 10/04/2013.</p> <p>One objections was received from the occupiers of St Mary's Church regarding:</p> <ul style="list-style-type: none"> • Harm to the historic architecture of the adjoining St Mary's Church • Noise from associated building works • Loss of light to adjoining St Mary's Church 					
CAAC/Local groups comments:		N/A.					

Site Description

The application site comprises an 'L-shaped' 4 storey red bricked school (Class D1) located on the corner of Werrington Street and Aldenham Street. The building is not listed and falls outside a conservation area, however St Mary's Church, located to the south west of the application site is Grade II listed.

Relevant History

(PSX0304061) PP Granted (25/03/2003) - Covered shelters on rooftop play area. This permission was implemented.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011 –

CPG1 Design, CPG6 Amenity

Assessment

1. Proposal:

1.1 The application proposes:

- The erection of a roof level extension, measuring approximately 3m in height, 7.8m in width and 7.1m in depth, providing approximately 49sqm of additional floorspace. The roof extension would be brick built, feature a flat tile clad roof with four sun tubes and a facing elevation with metal doors onto an existing roof terrace.
- Raise brick stock parapet along north and west boundary by 1.1m and 0.7m respectively.
- The proposal would replace an existing timber framed roof level extension, measuring approximately 2.3m in height, providing 20sqm of additional floorspace (covered), with a raised decking area of 20sqm.

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Adjacent residential amenity

2. Design:

2.1 The host buildings currently features a playground at fourth floor level, bounded by metal railings and brick parapets. Granted in 2003 (ref: (PSX0304061), the roof features two timber framed extensions upon a raised decking area covering an area of 40sqm. The proposal would replace the footprint covered by both timber extensions and the raised decking area, with a single brick built extension requiring an increase in height to the surrounding parapet.

2.2 In terms of viewpoints, the main extension would be significantly hidden from both public and private viewpoints, albeit set behind an increased surrounding parapet wall. The main alteration visible from public and private viewpoints therefore would be the increase in height, by 1.1m to the north boundary wall and 0.7m to the west boundary, with brick stock matching the parent building. In consideration of DP24 and DP26, there is a general presumption that roof extensions can be unsightly by virtue of their exposed location or prominent position. In this instance however, given the extent to which the parapet would be increased, particularly when viewed against the height of the parent building, the proposed roof extension is considered acceptable. The proposal would represent a subordinate, sympathetic and discreet alteration which would preserve the character and appearance of the building and the wider area.

2.3 In terms of detailed design, the proposed roof extension would be brick built, with a flat tiled roof, whilst the parapet wall would match the stock of the parent building. In respect of size, scale and materials proposed, the roof extension and associated alterations are considered acceptable.

2.4 With regard to setting, given the limited increase in height of the parapet, the matching materials to be used and its proximity to the adjoining church, it is considered the proposal would not obscure any special architectural features or setting of the relevant listed building.

3. Neighbour amenity

3.1 Given the scope and nature of the development, the proposal would not exert a materially harmful impact on the amenities of adjoining occupiers, particularly the adjacent church, in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

4. Other Material Considerations

4.1 An informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

Recommendation: Grant Planning Permission