

Delegated Report		Analysis sheet		Expiry Date:		01/01/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Elaine Quigley				2012/6478/P			
Application Address				Drawing Numbers			
South Hampstead High School 1 - 3 Maresfield Gardens London NW3 5SS				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Non-material amendment to planning permission dated 04/02/11 (Ref: 2010/5482/P) for construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway) namely extension of basement footprint, relocation of stairs to sports hall from south-west corner to north-west corner at basement level and extension to sub-station at lower ground floor level to accommodate plant and space for servicing and maintenance.							
Recommendation(s):		Grant approval subject to a deed of variation					
Application Type:		Non Material Amendments					
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:		There is no statutory requirement to undertake consultation on an application for non-material amendments.					
CAAC/Local groups* comments: *Please Specify		There is no statutory requirement to undertake consultation on an application for non-material amendments.					

Site Description

South Hampstead High School is an independent school operated by the Girls' Day School Trust. It occupies a site bordered by Maresfield Gardens to the north, College Crescent to the south, Fitzjohn's Avenue to the east and the Holy Trinity primary school to the west.

The school has been located on this site since 1882 when no. 3 Maresfield Gardens, the original school building, was constructed. This building has been extended a number of times over the subsequent years and several other buildings have been added to the site. These include the Grade II listed Oakwood building on the corner of Maresfield Gardens and Fitzjohn's Avenue, the Waterlow Building constructed in the 1980s between Oakwood and no. 3 Maresfield Gardens, the Science Block constructed in 1972 and the former Moon and Sixpence fronting onto College Crescent.

The site is within the Fitzjohn's/Netherhall Conservation Area. The predominant use of the buildings in the area is residential, although there are a number of other institutional uses including other schools, a church opposite on Maresfield Gardens and the Territorial Army base immediately to the east.

There are small areas of open space within the site between the buildings. The school's main sports facilities are located some distance away on Lymington Road.

Relevant History

Conservation area consent was **granted** on 17/01/2011 (2010/5483/C) for demolition of the existing buildings at no: 3 Maresfield Gardens and 31 College Crescent (The Moon & Sixpence).

Planning permission was **granted** on 04/02/2011 (ref: 2010/5482/P) for construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway, following the demolition of the existing buildings at 3 Maresfield Gardens, 31 College Crescent (Moon & Sixpence) and stair towers of the Waterlow Building. (Use Class D1).

Relevant policies

Not relevant. Whether the proposed amendments are considered to be 'material' is a matter of fact and degree.

Assessment

Background

In February 2011 planning permission was granted for construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway, following the demolition of the existing buildings at 3 Maresfield Gardens, 31 College Crescent (Moon & Sixpence) and stair towers of the Waterlow Building. (Use Class D1).

The current application seeks to make amendments to that planning permission. The first amendment relates to the size of the main school building at basement to lower ground floor at the northern site boundary, the second to relocation of the staircase to the sports hall at lower and upper basement level and the third to the size of the substation at lower ground floor level.

Proposal

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

Extension of basement footprint

The proposed amendment is to extend the width of the basement at lower basement, upper basement and lower ground floor level from 42.2m to 43.8m (1.6m) to enlarge the size of the plant room at lower basement level on the eastern boundary of the main school building that is centrally located within the site. The need to extend the basement to lower ground floor levels is as a result of the need to accommodate the requisite space for appropriate ventilation and maintenance of the plant room and to enable the installation of the size of the combined heat and power system required to supply the development and ensure optimum carbon savings. The basement footprint would extend closer to the science block building within the overall school campus however it would not change the overall appearance of the building when viewed from the surrounding streets or the conservation area. The applicant has advised that the proposal would not impact on the structural integrity of the development or neighbouring buildings and would not impact on ground water as concluded by the original assessments of the impact on drainage, flooding, groundwater conditions and structural stability that were submitted as part of the original planning permission.

Given the overall size of the basement and the development as a whole the changes of this size to the footprint of the basement would not be perceptible. It would not be visible from the surrounding streets or the conservation area. The extension of the basement does not bring the new development closer to any neighbouring properties and therefore would not affect the structural stability of these properties. In view of this, officers' are satisfied that the amendments can be dealt with as non-material.

The original planning permission included the installation of ground source heat pumps (GSHP) as part of the overall package of on-site renewal energy measures that represented 94% improvement over the schools current heating energy consumption. This comfortably met the mayors' target of 20% of energy use being derived from on-site renewables. The pre-assessment report that was submitted in support of the original planning application indicated a score of 76.21% being targeted under BREEAM schools which exceeded the Council's requirement for the school to achieve a 'Very Good' score under BREEAM. The applicant has advised that the additional piling that would be required to investigate the suitability of GSHP and then to install the equipment is prohibitive in terms of timescales, disturbance and cost. The school's sustainability consultants are therefore proposing the installation of combined heat and power (CHP) unit which would still achieve a minimum BREEAM of 'Very Good'. The change to the type of renewal energy measures that would be considered would not alter the overall Very Good rating. The legal agreement would require BREEAM and Code for Sustainable Homes post construction review and would still be required to be submitted once the development has been completed on site.

Relocation of stairs to sports hall from south-west corner to north-west corner at lower ground and upper ground floor basement level

The proposal would include the relocation of the stairs to the sports hall from the south-west corner to the north-west corner at lower ground and upper ground floor basement level. The need to relocate the staircase is a result of the applicant's decision that the staircase was considered too close to the boundary with the neighbouring Trinity Primary School to the west which constituted a site constraint in terms of the feasibility of construction. The staircase would now be located approximately 5m from the eastern side boundary of the primary school and links with the approved staircase at lower ground floor level in this location. This amendment would result in no visible change to the overall appearance of the building when viewed from the

surrounding streets or the conservation area.

Extension to sub-station at lower ground floor level

The proposal would include the extension to the approved sub-station at lower ground floor level at the northern end of the site (adjacent to Maresfield Gardens). It would be increased in size from 2.8m (long) by 6.8m (wide) to 5.2m (long) by 6.2m extending up to 9.2m (wide). The need to extend the size of the sub-station is a result of discussions with UK Power Networks who have confirmed that the approved sub-station is not of an adequate size to accommodate the plant required or to enable adequate space for servicing and maintenance. Given its location at lower ground floor level and the fact that it would not be visible from surrounding streets or the conservation area the extension to the sub-station can be appropriately dealt with as a non-material amendment.

Conclusions

The proposed amendments do not raise any new planning issues which need to be assessed and they are therefore considered to be a non-material amendment to the approved scheme. The proposed amendments are minor in nature and would result in no visible change to the overall appearance of the building when viewed from the surrounding streets or the conservation area. A deed of variation is required to link the amendment to the original permission and its associated legal agreement.

Recommendation

Grant approval of non-material amendments, subject to a deed of variation.

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