

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>18/02/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>12/2/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Tania Skelli-Yaoz				2012/6888/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Swiss Cottage School Avenue Road/Adelaide Road London NW8 6HX				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Submission of details as required by conditions 10 (technical specification details of the mechanical plant to be installed within the plant areas shown on the submitted floor plans approved, together with an accompanying acoustic report) and 39 (details of all the proposed photo voltaics) as required by planning permission dated 06/09/2010 (ref 2010/5123/P), for variation of condition 2 (development in accordance with approved plans) as a minor material amendment to planning permission [granted on 06/09/2010 ref: 2010/2655/P] for Construction of a new Academy School (Class D1) and replacement special education needs school (Class D1), associated alterations to access arrangements, landscaping, floodlighting & parking works.							
<b>Recommendation(s):</b>		<b>Approve details</b>					
<b>Application Type:</b>		<b>Councils Own Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>	n/a						
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	n/a						
<b>Site Description</b>							
The application site is a school nearing completion, on the corner of Adelaide Road, Harley Road and Avenue Road. The site is bounded by residential properties and the civic building of Swiss Cottage Town Centre to its north. The site is in close proximity to the Elsworth CA.							

## Relevant History

Planning permission dated 08/11/2010 (ref 2010/5123/P), for variation of condition 2 (development in accordance with approved plans) as a minor material amendment to planning permission [granted on 06/09/2010 ref: 2010/2655/P] for Construction of a new Academy School (Class D1) and replacement special education needs school (Class D1), associated alterations to access arrangements, landscaping, floodlighting & parking works.

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS10 Supporting community facilities and services

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP15 Community and leisure uses

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

DP28 Noise and vibration

## Assessment

The proposal seeks to discharge the following conditions:

### Condition 10: mechanical plant-

The condition seeks the submission of technical specifications of the mechanical plant to be installed within the approved plant areas, together with an acoustic report. A report has been submitted by Buro Happold dated 20/12/12 and reviewed 13/2/13 together with technical drawings to show the location of the proposed plant. The information has been assessed by the Environmental Health/Noise Team and found acceptable. The information submitted is also in accordance with the requirements of condition no. 9.

Accordingly, the submission complies with policies DP26 and DP28 and can be discharged.

### Condition 39: photo voltaics-

PVs and solar panels are proposed on the main roof level of the UCL Academy. On Swiss cottage School there are solar panels & PVs on the main roof level with a further 54 PVs of the East area level 4 roof & 26 PVs on the South area level 4 roof.

The Swiss cottage School is a 4 storey building and the UCL Academy is a 6 storey building, the applicant has demonstrated in submitted drawings that the solar & PV panels are not visible from the street as they are hidden by the parapets at roof level. This is considered acceptable and complies with policies DP24 and DP25.

It is recommended to discharge both conditions. It is considered that otherwise all conditions relating to 2010/5123/P have been satisfied.

### **Disclaimer**

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