

Delegated Report	Analysis sheet	Expiry Date:	07/01/2013
	N/A / attached	Consultation Expiry Date:	n/a

Officer	Application Number(s)
----------------	------------------------------

Amanda Peck	2012/6754/P
-------------	-------------

Application Address	Drawing Numbers
----------------------------	------------------------

Highgate School North Road N6 4AY	n/a
---	-----

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
---------------	----------------------------	-----------------	-------------------------------------

--	--	--	--

Proposal(s)

Observations to the adjoining borough of Haringey for the demolition of Chomeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Five Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.

Recommendation(s):	No objection
---------------------------	---------------------

Application Type:	Request for Observations to Adjoining Borough
--------------------------	--

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:	n/a
---	-----

CAAC/Local groups comments:	n/a
------------------------------------	-----

Site Description

The site is part of a larger school site located close to Camden's northern borough boundary (the boundary runs along Hampstead Lane). The site is bounded by Hampstead Lane to the south, Bishopswood Road to the east and the rest of the school site to the north and east and is within the Haringey. There are three existing buildings on site ranging from 1 to 3 storeys in height.

Within Camden to the south of the site is the Highgate Village Conservation Area and Metropolitan Open Land. The closest listed building is approximately 74m to the south at Beechwood House (Grade II listed). An Archaeological Priority area lies to the south east and the Highgate Village neighbourhood centre is approximately 360m to the east. .

Relevant History

Highgate Junior School, Cholmeley House, 3 Bishopswood Road, N6 (PEX0000936) - Erection of security railings associated with entrance gates and alterations to the existing boundary wall. No objection 28 November 2000.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS10 – Supporting community facilities and services

CS11 – Promoting sustainable and efficient travel

CS13 – Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP15 – Community and leisure uses

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP21 – Development connecting to the highway

DP22 – Promoting sustainable design and construction

DP23 – Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

DP29 – Improving access

DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities

Camden Planning Guidance (2011)

Highgate Village Conservation Area Appraisal and Management Strategy

Assessment

Proposal

There are two applications at the site, one being a planning application for redevelopment and one being conservation area consent for demolition:

- (HGY/2012/2346) - Demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses
- (HGY/2012/2347) Conservation Area Consent for demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts.

It should be noted that the consultation letter and Haringey's website incorrectly identifies the site as being on North Road. The correct address (as specified on the application form and drawings) is Bishopswood Road.

Assessment

Demolition/design

The Ingleholme building, which is at the junction of Hampstead Lane and Bishopswood Road and is the closest building to the Camden boundary, is to be retained and the other buildings on this part of the site are to be demolished (with the boundary walls of the Fives Court building being retained). This part of the conservation area is characterised by the boundary walls to Althone House and Beechwood House on the south side of Hampstead Lane and the open aspect across the school playing fields on the north side of Hampstead Lane.

Whilst Cholmeley House is included in Haringey's list of buildings of merit it is considered that all the buildings to be demolished are of limited architectural quality with limited views from Camden and do not preserve or enhance the setting of the Highgate Village Conservation Area.

A heritage statement has been submitted along with a number of viewpoints of the proposed development. When viewed along Bishopswood Road from the Borough boundary at Hampstead Lane the townscape view is similar to existing, even though the height and extent of buildings to this elevation will increase. Additional bulk is also provided to the west of the site and this will be visible in

views along Hampstead Lane from the west. Given the low scale of the buildings (at two storeys to 3 storeys) it is considered that this will not impact on any views from the Highgate Village Conservation Area or the conservation area itself. The architectural treatment of the proposed buildings also appears acceptable.

Transport

There is an existing car park to the west of the site, accessed from Hampstead Lane, with approximately 18 spaces (outside of the redline plan but within the school site) and an unmarked parking area to the north of the site, accessed from Bishopswood Road with approximately 6 spaces (within the redline plan). The proposal is to provide 5 parking spaces (1 of which is a blue badge holder space) adjacent to the existing car park on Hampstead Lane. The proposal also includes 39 cycle spaces, which is an increase on the 10 existing spaces.

The site has a PTAL score of 2 (poor), which indicates that it is not highly accessible by public transport. The nearest station is Highgate, located to the east of the site, which is approximately 20 minutes walk away. The nearest bus stops are located on Hampstead Lane which serves only 2 bus routes.

Policy CS11 states that the Council will minimise provision for private parking in new developments through car free developments in the borough's most accessible locations, in order to reduce the environmental impact of travel and relieve pressure on the borough's transport network. Policy DP18 states that the Council will expect development to be car free in the Central London Area and town centres. Given the limited accessibility of the site the level of parking provision proposed is considered acceptable.

The applicant has submitted a draft Construction Management Plan and the proposal is for the contractors' compound to be located on the existing Hampstead Lane car park, and accessed via Hampstead Lane. The existing gates may need to be widened to accommodate the construction vehicles. It is acknowledged that Hampstead Lane is relatively narrow in places, but given the fact that there is an existing vehicular entrance point at this part of the site and that Bishopswood Road is more residential in nature it is considered that there will not be any substantial impacts on residents from construction traffic.

Trees

The proposal includes the removal of a number of trees to the centre of the site (including some TPO trees) and 4 small trees to at the southern end of Bishopswood Road. No trees to be removed along the Hampstead Lane boundary. Their removal is not considered to affect the open, tree lined setting of this part of the Highgate Village conservation area.

Amenity

The existing residential properties within Camden on Hampstead Lane are either set some way back from the street or to the south east are located at least 140m from the boundary with the Ingleholme building and to the south west are located at least 60m from the boundary with the new building. There are therefore not considered to be any amenity impacts on properties within Camden, in terms of overshadowing or overlooking.

3. Recommendation

3.1 It is recommended that no objection be raised to Haringey, but that the incorrect address issue is highlighted in an informative.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613