

Delegated Report		Analysis sheet		Expiry Date:		25/12/2012	
		N/A		Consultation Expiry Date:		23/11/2012	
Officer				Application Number(s)			
Ben Le Mare				2012/5824/P			
Application Address				Drawing Numbers			
St. Dominics Primary School Southampton Road London NW5 4JS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposals							
Erection of a new canopy and the installation of 2 x new external doors on the front elevation and the installation of 1 x new door on the rear elevation of the existing school building (Class D1).							
Recommendation:		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	51	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed outside the school on 01/11/2012 for 3 weeks. The occupiers of neighbouring properties were notified by letter.</p> <p>One letter of objection has been received from the occupier of 8 The Mall Studios, Tasker Road. The concerns raised in respect of a loss of trees and increased parking pressures relate to the previous application (2012/1811/P) and therefore this application can therefore be determined under delegated powers.</p> <p>Two letters of support have been received from the Prior and Parish Priest of the Priory Church of Our Lady of the Rosary and St Dominic, and the Head Teacher of St Dominic's Primary School.</p>					
CAAC/Local groups comments:		No response has been received to date from the Parkhill CAAC.					

Site Description

The application site is a four storey school building located on the western side of Southampton Road. The site is not a Listed Building nor is it located within a Conservation Area, however the Parkhill Conservation Area lies directly adjacent to the west. Residential properties adjoin the site to the north, east and west boundaries and the Grade II* listed St Dominic's Priory Church adjoins to the southern boundary.

Relevant History

2008/4144/P - Replacement of all windows and doors on all elevations by new steel double glazed windows and doors. GRANTED 13/10/2008

2009/2364/P - Installation of new external ramp to the main school entrance (Class D1). GRANTED 14/08/2009

2012/1811/P - Demolition of the existing nursery and the construction of a single storey side and rear extension to provide for a new nursery and hall extension, associated refurbishment and reconfiguration of the layout of the main school building, car parking, playground improvements and landscaping. GRANTED 17/07/2012

Relevant policies

Local Development Framework (2010)

Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS16 (Improving Camden's health and well-being)

Development Policies

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)

DP29 (Improving access)

Camden Planning Guidance (2011)

CPG 1 (Design)

CPG 6 (Amenity)

Parkhill and Upper Park Conservation Area Statement (2011)

The London Plan (2011)

National Planning Policy Framework (2012)

Assessment

The application proposes the erection of a new canopy and the installation of 2 x new external doors on the front elevation and the installation of 1 x new door on the rear elevation of the existing school building (Class D1).

The main planning considerations for the determination of the application are design / impact on the appearance of the host building, access and amenity. These matters are addressed below in the context of planning policy and other material considerations.

Design

The site is located outside of the Parkhill and Upper Park Conservation Area, but the building represents a dominant feature within the area lies immediately north of the grade II* listed St Dominic's Priory Church. The external alterations to the building are required to have regard to the setting of the adjoining conservation area and listed building under policy DP25 of the LDF.

The building is recognised as having a symmetrical frontage and the proposed insertion of the new doors and the front porch would therefore upset the existing situation. However, the doors have been designed to sensitively integrate with the existing fenestration pattern and the porch would not represent an overly incongruous feature front elevation due to its lightweight construction.

Any concerns raised about the proposed alterations to the building are outweighed by the benefits which they would bring to the function of the school. The proposal is therefore on balance considered to comply with policies DP24 and DP25 of the LDF and the guidance set out in CPG1 (Design)

Amenity

The proposed works would not have a detrimental impact upon the living conditions of the occupiers of neighbouring properties in terms of a loss of privacy, outlook / increased sense of enclosure and daylight/sunlight. The proposals are in line with policy DP26 of the LDF.

Access

The proposed insertion of doors into the front and rear elevation of the building would improve the existing access arrangements for both staff and pupils. This is in accordance with policy DP6 of the LDF.

Recommendation: Grant planning permission

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