

Delegated Report		Analysis sheet		Expiry Date:		10/12/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Elaine Quigley				2012/5532/P			
Application Address				Drawing Numbers			
Beckford Primary School Dornfell Street London NW6 1QL				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details pursuant to condition 4 (tree protection) of planning permission 2012/3036/P granted 07/09/2012 for the external additions and alterations to include the renewal of slate roof and rooflights to existing dining hall, part demolition and erection of boundary wall to Broomsleigh Street elevation and widening of existing gateway to Dornfell Street elevation of existing primary school (Class D1).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
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:		None required					
CAAC/Local groups* comments: *Please Specify		None required					

Site Description

The Beckford Primary School site is located in West Hampstead to the south of Mill Lane and is rectangular in plan. It is bounded by Ravenshaw Street to the east where a residential terrace abuts the school site. The surrounding streets of Broomsleigh Street (to the east), Dornfell Street (to the north) and Glastonbury Street (to the south) comprise Victorian terraced housing. The boundaries of the site are fairly uniform in terms of height and visual appearance and mainly comprise 1.9m high brick walls.

The school was constructed by the London Schools Board in 1885-6 and later extended in 1891 to the southeast corner. The principal school and attached railings were Grade II listed in 1999. The detached former laundry block, now a kitchen (Block C), was Grade II listed in 1999 in its own right.

The site is not located in a Conservation Area.

Relevant History

Planning permission and listed building consent were **granted** on 07/09/2012 for external additions and alterations to include the renewal of slate roof and rooflights to existing dining hall, part demolition and erection of boundary wall to Broomsleigh Street elevation and widening of existing gateway to Dornfell Street elevation of existing primary school (Class D1) (2012/3036/P). Condition 4 of this application related to requirement to submit arboricultural method statement.

Relevant policies

LDF Core Strategy and Development Policies

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

Assessment

Proposal

Planning permission (and associated listed building consent) were granted on 07/09/2012 for external additions and alterations to include the renewal of slate roof and rooflights to existing dining hall, part demolition and erection of boundary wall to Broomsleigh Street elevation and widening of existing gateway to Dornfell Street elevation of existing primary school (Class D1) (2012/3036/P). This application has been submitted to discharge the following condition:

Condition 4

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details (arboricultural method statement) shall be submitted to and approved by the Local Planning Authority before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to design, demolition and construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Assessment

During the course of the original application the tree officer advised that the works to replace the dangerous wall could, with, care be carried out in such a way as to prevent further damage recurring to the wall without causing serious damage to the trees. A condition would be attached requiring the submission of an arboricultural report or method statement to ensure that there is no damage to the trees.

An arboricultural development report has been produced by Arbtech Consulting Limited dated 11th October 2012 and is accompanied by drawings showing the location of the trees and the root protection areas of the relevant trees as well as the depths of the foundations of the existing boundary wall and proposed replacement boundary wall. The details submitted pursuant to the discharge of condition 4 (tree protection) are considered to adequately demonstrate that the trees can be retained and protected during the reconstruction of the wall.

Recommendation

Approve details

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