

Delegated Report		Analysis sheet		Expiry Date:		08/10/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
John Nicholls				2012/4709/P			
Application Address				Drawing Numbers			
Hampstead Cricket Club Lymington Road London NW6 1HZ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to application reference 2012/0162/P dated 12/05/2012 for the installation of fire escape stairwell on the southern elevation fronting Lymington Road of the new two-storey building to provide temporary classroom accommodation (Class D1).							
Recommendation(s):		Grant Non Material Amendment					
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site comprises the existing Lymington Road Sports Grounds which are located west of Finchley Road and east of West End Lane. The sports grounds are owned by a registered charity, the Girls Day School Trust (GDST) who in turn leases the playing fields to Hampstead Cricket Club and the Cumberland Lawn Tennis Club.

The site itself does not contain any listed buildings nor is it located within a Conservation Area, however, the West End Green Conservation area includes the properties and rear gardens on Crediton Hill which form a boundary with the application site.

Relevant History

2012/0162/P - Erection of two-storey building to provide temporary classroom accommodation (Class D1) with ancillary electrical substation and plant, cycle parking and landscaping, and change of use of existing indoor sport and recreation building (Class D2) to combined education (Class D1) and indoor sport and recreation (Class D2) – Granted subject to S106 agreement - 26/04/2012

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Supplementary Planning Guidance 2011

NPPF - 2012

Assessment

Proposal

The proposal is for the erection of a fire escape on the site which gives access to ground level from the first floor of the temporary building granted consent in May 2012 (Ref: 2012/0162/P).

The planning permission granted consent for a temporary school building which is required to cease being used by 1st September 2014.

Design

The proposal locates a new fire escape within a recess on the street elevation of the new temporary school building. The views of the fire escape are limited to direct views of the recess with oblique views hiding it from sight along the street.

The proposed fire escape staircase is a metal tubular steel framed stair construction painted black and is accessed by a fire escape door located within the recess. The staircase is required under the Building Regulations and measures 5.7m off the building and 3.3m wide. Although sited on the street façade the proposal is still well hidden when viewed along the street and only visible when viewed directly across the street.

Amenity

The neighbouring properties along Lymington Road are east/west orientated and the only windows facing the sports grounds are high level landing and bathroom windows and these are approximately 15 metres from the proposed school buildings. The addition of a fire escape to the temporary classroom building would be used on an infrequent basis would therefore, not add to amenity concerns.

Recommendation: Grant Non material amendment.

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