

Delegated Report		Analysis sheet		Expiry Date:		05/11/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2012/4731/P			
Application Address				Drawing Numbers			
Emmanuel CE Primary School, 101 Mill Lane and 152 - 160 Mill Lane London NW6 1TF				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Design details pursuant to condition 5B (jambs, head and cill, window/door openings, typical glazing bar), and 5C (glazed canopy) of planning permission (2010/0720/P) dated 09 August 2010 for: Works to facilitate expansion of existing Primary school across two sites.... Site 2 (101 Mill Lane): Alterations to existing school to include alterations to windows and doors, installation of glazed canopy in front forecourt and alterations to boundary treatment on Mill Lane. (abbreviated)].							
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:	N/a						
CAAC/Local groups* comments: *Please Specify	n/a						

Site Description

The application site includes two pairs of semi-detached dwellings (152-158 Mill Lane) facing north onto Mill Lane, with the now vacant Sington nursery building, Emmanuel School reception class prefabricated building and the designated Mill Lane Open Space to the rear at 160 Mill Lane. The dwellings are two storey plus attic Edwardian buildings, sub-divided into 8 flats. Access to the nursery, reception and Open Space is achieved via a laneway located between 158A Mill Lane and Cavendish Mansions.

Relevant History

09/08/2010 GRANTED - Works to facilitate expansion of existing Primary school across two sites. Site 1 (152-160 Mill Lane): Erection of a 3-storey plus lower ground and basement level Primary school building (Class D1) with associated playgrounds to the rear following demolition of residential buildings at 152-158 Mill Lane, nursery at 160 Mill Lane and adjacent reception class building. Erection of a Multi Use Games Area (MUGA) on site of existing play area and works of hard and soft landscaping to include replacement play facilities, all within the Mill Lane Open Space. Site 2 (101 Mill Lane): Alterations to existing school to include alterations to windows and doors, installation of glazed canopy in front forecourt and alterations to boundary treatment on Mill Lane. THIS APPLICATION IS A DEPARTURE FROM POLICY (Development on Public Open Space and Demolition of existing dwellings without re-provision). (ref: 2010/0720/P)

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Assessment

Permission is sought to discharge details pursuant to condition 5B (jambs, head and cill, window/door openings, typical glazing bar), and 5C (glazed canopy) of planning permission (2010/0720/P) dated 09 August 2010 for: Works to facilitate expansion of existing Primary school across two sites.... Site 2 (101 Mill Lane): Alterations to existing school to include alterations to windows and doors, installation of glazed canopy in front forecourt and alterations to boundary treatment on Mill Lane.

The existing windows are relatively unsympathetic metal replacements. The proposal unifies the window design and style. The main courtyard facing windows will be steel framed with the secondary windows powder coated aluminium. The glazed canopy would maintain a lightness so as not to overwhelm the façade it adjoins.

The materials and details would match the approved schedule and would be of a suitable quality to ensure an appropriate standard of design and longevity that preserves the character and appearance of the traditional school building.

I recommend the condition be discharged.

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