

Delegated Report		Analysis sheet		Expiry Date:	06/08/2012		
		N/A / attached		Consultation Expiry Date:	17/07/12		
Officer			Application Number(s)				
John Nicholls			2011/6286/P				
Application Address			Drawing Numbers				
36 COLLEGE CRESCENT LONDON NW3 5LF			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The installation of an external awning at rear first floor level in connection with existing school (Class D1).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
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:		A one off site notice was displayed on 26/6/2012. No comments have been received as a result of the consultation.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Not within a CA					
Site Description							
The site is a school property located on the southern side of College Crescent close to the junction with Finchley Road to the west. The school is built in the style of a large Georgian Villa over two floors with white painted rendered walls. It is part of University College School in Frognal.							
The property is not listed nor does it lie within a Conservation Area.							

Relevant History

N/A

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1: Design - 2011

NPPF - 2012

Assessment

Proposal

The proposal is for the erection of 4m wide fabric awning located 3.95m high and projects 3m off the building. The awning is located just below the first floor side window of the school and projects across the school playground below and stops 150mm away from the schools boundary wall to the east.

Design

The design of the retracted awning is an awning housing and extended it will be a white fabric covering with no logos. The design is discreet when retracted and when extended it will just be visible above the existing front boundary gates and wall which stand at approximately 2m high. These screen the view of this part of the school playground in any event and therefore the awning will barely be noticeable from the public realm.

College Crescent only has front boundaries on the southern side of the street and at this location the buildings on the northern side of the road are the rear of the South Hampstead High School for Girls which is raised much higher than this site due to the topography of the land.

Amenity

There are no amenity concerns raised by this proposal.

Recommendation: Grant Planning Permission

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