

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>14/06/2012</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>24/05/2012</b>
<b>Officer</b>			<b>Application Numbers</b>		
Aysegul Olcar-Chamberlin			1) 2012/2077/P 2) 2012/2078/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
University College School Frognal London NW3 6XH			See decision notices		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposals</b>					
1) Installation of 2 windows and enlargement of existing lightwell at lower ground floor level of the west elevation of the central block in connection with the existing school (Class D1).  2) Installation of 2 windows and enlargement of existing lightwell at lower ground floor level of the west elevation of the central block and internal alterations including removal of suspended ceiling all in connection with the existing school (Class D1).					
<b>Recommendations:</b>		1) Grant planning permission 2) Grant Listed Building Consent			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>14</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 24/04/2012 to 15/05/2012. A press notice was advertised on 03/05/2012 and expired on 24/05/2012.</p> <p>No reply to date received.</p>					
<b>CAAC/Local groups comments:</b>	<p>Redington/Frognaal CAAC raised no objection.</p>					
<b>Site Description</b>						
<p>The application site is a Grade II listed Public school dated 1906-7 on the east side of Frognaal in Redington Frognaal Conservation Area. It was designed by Arnold Mitchell, built by Dove Brothers; much of main block destroyed by fire 1978 but restored virtually in facsimile by Michael Foster. It has an Edwardian Baroque style and characterized by symmetrical design with 2 storey centre and flanking blocks linked by peristyles and grouped architraved sashes with cornices.</p>						
<b>Relevant History</b>						
<p>The application site has an extensive planning history records. None of which are directly relevant of the assessment of this application.</p>						
<b>Relevant policies</b>						
<b>LDF Core Strategy and Development Policies 2010</b>						
<b>Core Strategy</b>						
CS5 – Managing the impact of growth and development						
CS14 – Promoting high quality places and conserving our heritage						
<b>Development Policies</b>						
DP24 – Securing high quality design						
DP25 – Conserving Camden's heritage						
DP26 – Managing the impact of development on occupiers and neighbours						
<b>Camden Planning Guidance 2011</b>						
CPG 1 – Design						
<b>Redington Frognaal Conservation Area Appraisal and Management Plan</b>						

## Assessment

**Proposal:** The proposal is for the installation of two windows and the enlargement of existing lightwell to the lower ground floor of the Listed Grade II central building of University College School.

**Impact on Listed Building and Conservation Area:** The proposed windows would replace the existing air intake grills close to the northwest corner of the centre building. They would have similar appearance and respectful dimensions and positions to the existing windows above.

The enlarged lightwell would be proportioned modestly and would take up a very small space within the planted area therefore its impact on the setting of the listed building would be negligible.

Internally, the room used as a school admin office is utilitarian and very plain and there are no visible historic details. The proposed internal works would be limited to the removal of the existing suspended ceiling and associated refurbishment works in this room. The internal proposed works would be minimal and would not harm the historic interest and character of the building.

The proposal is acceptable in principle. However further windows details including cills, arches and reveals are required and the proposed windows should have painted timber frames and glazing bar sections to exactly match the existing historic windows on the west elevation. In that respect conditions are attached to the decision notice of the listed building consent.

**Impact on Amenity:** The proposal would not have any detrimental impact on the amenity of the neighbouring properties. The proposed windows would provide better daylight and ventilation to the school admin office on the lower ground floor of the building.

**Recommendation:** Grant conditional planning permission and listed building consent.

### Disclaimer

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