

Delegated Report		Analysis sheet		Expiry Date:		05/03/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Neil McDonald				2012/0293/P			
Application Address				Drawing Numbers			
South Camden Community School Charrington Street London NW1 1RG				Site Location Plan; Drawing No(s) (Prefix SCCS_ARCH_)1213; PL_1251; 6063; (Prefix SCCS_LAND_) 3107; 3101; 3003; 3006			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of materials required by condition 3 (for Phase B Somers Town Sports and Youth Centre and Medburn "infill" Building only); hard and soft landscaping required by condition 4 (for Phase B Somers Town Sports and Youth Centre and Phase C Medburn Centre only); technical specifications of mechanical plant and acoustic report required by condition 10, and contamination assessment and verification report required by condition 13 (for Phases A demolition, B Somers Town Sports and Youth Centre and C Medburn Centre only) of planning permission 2010/2656/P granted 06/09/2010 (for partial demolition, rebuilding & refurbishment and re-modelling of South Camden Community School, including the Medburn Centre, to increase the school capacity; change of use of Medburn Centre from Class B1/Sui Generis to Class D1 use; re-provision of youth centre; and associated landscaping, car parking and access arrangement works).							
Recommendation(s):		Granted					
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:		Not required					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is an existing secondary school bounded by Chalton Street (to the west and north), Charrington Street to the east and Chalton Street open space to the south. The site lies immediately to the west of Kings Cross St Pancras conservation area and there is a terrace of Grade II Listed buildings (within the CA) directly opposite the school's eastern frontage to Charrington Street. The surrounding area is predominantly residential, with the Edith Neville Primary School located to the south east of the site. Planning permission was granted in August 2010 for partial rebuilding and refurbishment to increase the capacity of the school and works are now in progress.

Relevant History

2010/2656/P: Partial demolition, rebuilding & refurbishment and re-modelling of South Camden Community School, including the Medburn Centre, to increase the school capacity; change of use of Medburn Centre from Class B1/Sui Generis to Class D1 use; re-provision of youth centre; and associated landscaping, car parking and access arrangement works. Planning permission. **Granted 05/08/2010.**

Phasing

The above approval included a phasing plan for the development to be built out in five stages: Phase A being demolition of the gym and Medburn Centre fronting Chalton Street; Phase B – building of envelope for the Somers Town Sports and Youth Centre (STSYC); Phase C – Envelope for remodelled Medburn Centre; Phase D – all elements except for the MUGA; and Phase E – the MUGA.

2010/3499/P: Erection of three single-storey (dining/food technology/changing rooms), plus a two-storey (science) portacabin-type buildings for classroom use for a temporary period during works related to the partial redevelopment & etc of the site to provide an expanded South Camden Community School. **Granted 05/10/10.** All conditions have been discharged in relation to this permission which has enabled works on the main development to progress.

2011/2167/P: Approval granted on 24/06/2011 for details of a Construction Management Plan and Community Working Group pursuant to condition 5 of 2010/3499/P and 17 and 18 of 2010/2656/P.

Further to the current submissions the following conditions in relation to the planning permission (ref. 2010/2656/P granted 05/08/2010) remain outstanding:- conditions 3 (samples for Phases C and D); 4 (landscaping details for Phase D and E), 11 (details of lighting to street frontages); 13 (ground contamination remediation verification reports for phases D and E); 15 (Travel Plan); 16 (Service Management Plan); 17 (Construction Management Plan); 18 (Community Working Group for construction liaison); 21 (BREEAM post-construction review); 22 (verification of u-values and air permeability rates); 23 (feasibility for connection to future decentralised energy network); 25 (biodiverse roofs); 26 (Community Use Plan for the MUGA); 28 (completion of highway works); 29 (screening measures to Sussex House boundary); 30 (revised boundary fence details to Charrington Street frontage); 35 (alternative plans for nursery).

Relevant policies

LDF Core Strategy and Development Policies

CS5 – managing impact of growth, CS14 - promoting high quality places and conserving our heritage, CS15 – parks, open spaces and biodiversity, DP24 – securing high quality design, DP26 - managing the impact of development on occupiers and neighbours, DP28 - noise and vibration.

Assessment

The submitted details relate to conditions 3, 4, 10 and 13 of 2010/2656/P.

Condition 3

The following samples and/or details of materials shall be submitted to and approved by the Local Planning Authority in writing before the relevant parts of the work are begun:

- a) *timber rain screen cladding*
- b) *framing and joints for curtain walling*
- c) *ceramic rain screen cladding*
- d) *insulated render*
- e) *horizontal timber louver*
- f) *glazed block*
- g) *aluminium curtain wall system*
- h) *window frames*

All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period and the relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Condition 3 required the submission of specified material samples for approval. This application relates solely to the Somers Town Sports and Youth Centre and the Medburn “infill” Building which is encompasses Phase B of the construction.

The samples were inspected on site and conform with the details stated on the approved drawings.

For the STSYC the following materials were inspected:

- Render sample (white and grey)
- Timber louvers
- Window framing
- Curtain walling

For the Medburn “infill” Building the following samples were inspected

- Timber louvers
- Window framing
- Curtain walling
- Cladding panels

The STSYC has been completed prior to the submission of the materials so the actual façade of the building was also viewed. The Medburn “infill” building was under construction and the cladding of the façade had started. Having viewed the materials on the building they are considered to ensure a suitable appearance for the buildings that it is of sufficient quality for the area.

It is therefore recommended that condition 3 is discharged for Phase B -the Medburn “infill” Building and STSYC only.

Condition 4

Prior to the relevant parts of the works commencing full details of hard and soft landscape design (including tree/plant species and sizes, all hard landscape materials, water features, play structures) and means of enclosure of all un-built, open areas have been submitted to and approved in writing by the local planning authority. Implementation of the landscape design and the development of the boundary treatment shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of visual amenity and a safe and secure environment in

accordance with the requirements of policies SD1, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Details of paving and edges to the buildings, brown roof details and terrace box planters to be used in Phase B (STSYC) and Phase C (The Medburn Centre) have been submitted. These include the use of rubberised safety surfaces along with other materials where possible which will contribute to the biodiversity of the site. There is limited soft landscaping on this part of the site which correlates with the approved drawings. Further details of hard and soft landscaping would be submitted for subsequent phases. The details submitted for phases B and C are considered to be acceptable and condition 4 can be partially discharged accordingly.

Condition 10

Technical specification details of the mechanical plant to be installed within the plant areas shown on the submitted floor plans approved, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

The acoustic report SCCS DN07 has been assessed by the Council's Environmental Health officers having regard to the cumulative background noise levels provided with the original application (ref 2010/2656/P). They advise that the report confirms the proposed mechanical plant will comply with standard noise criteria and that condition 10 can be discharged.

Condition 13

The development must take place in accordance with the South Camden Community School Ground Contamination Assessment; reference 025901 revision (01) dated May 2010. In the event remediation measures are required, they are to be implemented strictly in accordance with the Contamination Assessment and a verification report is to be submitted and approved by the Council prior to occupation of the relevant phase.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy SD10B of the London Borough of Camden Replacement Unitary Development Plan 2006.

Condition 13 requires a verification report to be submitted of any ground remediation measures undertaken in accordance with the approved contamination report. The details as originally submitted addressed this condition in a short statement contained in the covering letter to effect that there have not been any remediation measures regarding the Sports Centre and Medburn Building and therefore no further information needs to be approved under the condition. However there would still need to be a report on record which confirms this point and this was neither submitted with the application nor formed part of the documentation approved with the original planning submission.

Furthermore, the initial site investigation had identified a low risk potential gas issue for methane on the site and the need for a soft landscaping remediation method statement.

In response to requests by officers the applicant produced a verification report and report addendum addressing the remediation technique undertaken for "phase A" (demolition phase the area of which coincides with the buildings to be constructed for phases B and C –STSYC and Medburn Centre). In the light of this it is considered that condition 13 may be discharged for phases A, B and C only).

Recommendation: Grant approval of submitted details and discharge condition 10 and partially discharge conditions 3 (phase B only); 4 (phases B and C only) and 13 (phases A, B and C only).

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444