

Delegated Report		Analysis sheet		Expiry Date:		05/03/2012	
		N/A / attached		Consultation Expiry Date:		1. 16/02/2012 2. 09/01/2012	
Officer				Application Number(s)			
Philip Niesing				1. 2011/6369/P; and 2. 2012/0112/A			
Application Address				Drawing Numbers			
Royal School Hampstead 65 Rosslyn Hill NW3 5UD				Refer to Draft Decision Notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. Alterations to front façade including replacement of front entrance with replacement canopy, cladding of stair tower on north west facing elevation of building, installation of 3 cycle stands, and installation of planters and soft landscaping with floodlights to frontage of existing school (Class D1); and 2. Display of 1x internally illuminated school logo sign to north east facing elevation.							
Recommendation(s):		1. Grant planning permission; and 2. Grant advertisement Consent					
Application Type:		1. Full Planning Permission 2. Advertisement Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notices 18/01/2012 until 08/02/2012 Press Notice 26/01/2012 until 16/02/2012 No responses received.					
CAAC/Local groups comments:		Fitzjohns/Netherhall CAAC – No response received.					

Site Description

The application site is south western site of Rosslyn Hill and is occupied by the Royal School Hampstead, which is an independent day and boarding school for girls. The school is accommodated mainly in a 6 storey building, dated 1970 to the northern part of the site. The main entrance to the site is off Vine Close (off Rosslyn Hill).

The land currently accommodates 2 classrooms in a temporary building on an area of existing hard standing. The site has a steep slope and on the eastern end, there is a high tall retaining brick wall which separates the existing play ground with the temporary building.

The south-western boundary is shared with Fitzjohns Primary school, the south-eastern boundary abuts the Royal Mail postal station site, and on the north-eastern boundary are residential properties which run along Vane Close, the entrance to the site.

The site falls within Fitzjohns and Netherhall Conservation Area. The building is not listed and also not considered as a positive contributor to the character and appearance of the conservation area.

Relevant History

2004 The installation of a cantilevered walkway with handrail on the roof and a new lockable gate to the existing fire escape stair. Granted. 2004/02430/P

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS10 (Supporting community facilities and services)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)
CS16 (Improving Camden's health and well-being)
DP15 (Community and leisure uses)
DP17 (Walking, cycling and public transport)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities)

Camden Planning Guidance, 2011

Fitzjohns and Netherhall Conservation Area Statement

Assessment

Proposals

1. Planning permission is sought for the cladding of the currently open stair tower situated on the northern side of the building with horizontal cedar boarding and a small entrance canopy to the main entrance of the building. Other works include painting of the north eastern facing elevation of the administration block with brown masonry paint, the installation of the cycle storage racks to allow for the installation of a large planter near the main entrance, with floodlighting illuminating the stair tower.
2. The proposal also includes the installation of a 2.8m x 2.15m internally illuminated sign, comprising a blue enamel steel box, displaying the School's logo, on the north eastern facing elevation of the stair tower. The proposed sign would be illuminated for a limited period during the day, i.e. from 8am to 6pm.

Principle

The proposal relates to external alterations to an existing school building and would not result in the loss of D1 floorspace. It is therefore considered that the proposals generally accord with the objectives of Policies CS10 (Supporting community facilities and services) and DP15 (Community and leisure uses). The key considerations are therefore the impact of the proposed works on the character and appearance of the host building and Fitzjohns and Netherhall conservation area, and the impact on the amenities enjoyed by the occupiers of the surrounding residential properties.

Design and appearance

The existing building constitutes a typical 1970's built, 6 storey rectangular block, which is not considered to make a positive contribution to the Fitzjohns and Netherhall conservation area. The building itself is not highly visible from Rosslyn Hill, given the obscure entrance to the school via Vance Close. That part of the building most visible looking down Vane Close, is a full height open stair tower, which serves as an emergency exit only. The proposal is to enclose this stair tower with cedar cladding, to improve the visual appearance of the building, whilst providing a safe means of escape (The current stairs, being open to the elements are not safe to use). The schools logo would then be installed on the north eastern facing elevation of the tower facing Vale Close, and be visible at right angles from Rosslyn Hill.

The proposal to clad the subject open stair tower with cedar cladding is considered acceptable in design terms as it would not only enhance the visual appearance of the building, which is in a rather run down condition, but also improve the functionality of this part of the building. The introduction of timber to this predominantly brick and glass building is considered acceptable. Also, the simple rectangular signage would respect the architectural features of the host building and the character and appearance of the surrounding area.

The other aspects of the proposal, i.e. the small entrance canopy, the large planter and the relocation of the

cycle racks, are considered acceptable in design terms. Notwithstanding the fact these elements would not impact on the streetscene, they would help to improve the overall appearance of the building, and thus considered to help to preserve and enhance the character and appearance of the Fitzjohns and Netherhall conservation area.

Amenity

The proposal would not affect the amenities enjoyed by the neighbouring properties in terms of overshadowing, overlooking and loss of privacy or outlook. The proposed sign would be illuminated from 8am to 6pm, during the school's main operating hours; it would be east facing, towards Vale Close, and thus not significantly affect the visual amenities of the residents in Greenhill to the north, or the houses in Vale Close which fronts north. Moreover, the proposed floodlights, which would be installed within the proposed planters would illuminate the stair tower, and thus not cause material harm in terms of light spillage. It is accordingly considered that the proposals are in general compliance with Policy DP26 (Managing the impact of development on occupiers and neighbours) of the LDF.

Highway safety

Given the location of the proposed sign and the time of its illumination it would not cause harm to highway safety.

Recommendation

1. Grant planning permission
2. Grant Advertisement Consent

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