

Delegated Report		Analysis sheet	Expiry Date:	04/01/2012
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Neil McDonald			2011/5747/P	
Application Address			Drawing Numbers	
South Camden Community School Charrington Street London NW1 1RG			Technical Note by Buro Happold dated 28/10/2011; Operation manual for Inverter Air Conditioner by Daikin; Operation & Maintenance Procedures by Sibcus dated 01/03/2011; Water heater installation and user instructions by Sector; Fan range GX6 Installation and Maintenance Instructions by Xpelair.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of mechanical plant and acoustic report required by condition 2 of planning permission granted on 05/10/2010 (ref: 2010/3499/P) for the erection of three single-storey plus two-storey portacabin-type buildings for use as temporary classrooms during the works of redevelopment to provide an expanded South Camden Community School.				
Recommendation(s):		Granted		
Application Type:		Councils Own 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: <small>*Please Specify</small>	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** 5 August 2010.

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** in 5 October 2010.

Conditions 3, 4 and 5 of 2010/3499/P were discharged on 24/06/2011 (2011/2167/P). Only condition 2 remains outstanding.

Relevant policies

LDF Core Strategy and Development Policies

DP28 – Noise and vibration

Assessment

The submitted details relate to condition 2 of 2010/3499/P. This states:

Condition 4

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 details are submitted in association with a temporary plant scheme required to serve the temporary school accommodation while the BSF works are in progress.

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