

Delegated Report		Analysis sheet		Expiry Date:		02/01/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2011/5485/P			
Application Address				Drawing Numbers			
1 Arkwright Road London NW3 6AA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 6 (the replanting of the two replacement trees including the position, size and species of the trees) of planning permission 2011/1613/P granted on 15/06/2011 for: Erection of single-storey rear extension to link swimming pool to existing rear classroom block (following removal of sheds) and erection of extension and canopy to link swimming pool enclosure and main school building and associated landscaping.							
Recommendation(s):		Approve					
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:		No SN/PN					
CAAC/Local groups* comments: *Please Specify		NONE					

Site Description

The site is located on the southeast side of Arkwright Road in close proximity to the junction with Fitzjohn's Avenue. It comprises a three storey building that is occupied by St Anthony's School that is an independent boys' prep school. This building is used as the Junior house. The other site at 90 Fitzjohn's Avenue is the Senior house. The site is surrounded by mainly residential properties that front Arkwright and Fitzjohn's Avenue.

The ground level of the site falls from north to south and from west to east with a significant drop in ground level running north-south across the centre of the site. This separates the main house and the playground to the immediate north of the school from the rear part of the site where there is a pool enclosure, a single storey teaching building and several small outbuildings. The proposal relates to the rear of the site. There is a substantial beech tree at the upper level within the middle of the site and a row of trees bounding the rear of the site.

The site is located in the Fitzjohn's/Netherhall conservation area and the building is identified as part of a group of buildings (1-9 odds) as making a positive contribution to the character and appearance of the conservation area. The area is characterised by large late Victorian houses often set within five metres of their front boundaries of which the site is a key example.

Relevant History

Planning permission 2011/1613/P granted on 15/06/2011 for the erection of a single-storey rear extension to link swimming pool to existing rear classroom block (following removal of sheds) and erection of extension and canopy to link swimming pool enclosure and main school building and associated landscaping.

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity

DP24- Securing high quality design

Assessment

The proposed trees, their location and planting specifications are considered acceptable to satisfy the condition. The Rowans will provide seasonal colour to add to the interest of the conservation area and will provide food for birds, enhancing the ecological value of the site. They will be located toward to rear of the site where a band of trees span rear boundaries. Their development will reinforce this character of planting in this part of the conservation area.

Recommendation: Approve

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