

Delegated Report		Analysis sheet		Expiry Date:		25/10/2011	
		N/A		Consultation Expiry Date:		28/09/2011	
Officer				Application Number(s)			
Ben Le Mare				2011/4376/P			
Application Address				Drawing Numbers			
Holy Trinity School Trinity Walk London NW3 5SQ				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details required by condition 3 (sample of facing brickwork) of planning permission 2011/2837/P granted 05/08/2011 for the erection of single-storey extension with 4 x rooflights adjacent to Trinity Walk to enlarge reception area, installation of new entry door and the installation of new replacement security fencing over all in connection with existing school (Class D1).							
Recommendation(s):		Grant approval of details					
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:	N/A						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

Holy Trinity Primary School is located on the southern side of Trinity Walk, a pedestrian footpath between Finchley Road and Maresfield Gardens. The school is bounded to the south by the North Star public house/ College Crescent and to the east by South Hampstead High School for Girls. The original main school building, which is Victorian, comprises ground and first floors. The main entrance to the school is via Trinity Walk (north elevation); this provides access into a courtyard along the east side of the site where there are also a number of single-storey outbuildings containing WCs and stores.

The school building is not listed, but is located in Fitzjohn's/ Netherhall Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

2011/2837/P - Erection of single-storey extension with 4 x rooflights adjacent to Trinity Walk to enlarge reception area, installation of new entry door and raising of boundary wall to Trinity Walk and installation of new higher security fencing over all in connection with existing school (Class D1) – granted planning permission with conditions August 2011.

Relevant policies

Local Development Framework (Core Strategy and Development Policies)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

Hampstead Conservation Area Statement

CPG1 (Design) 2011

Assessment

This application has been submitted to provide details required by condition 3 (sample of facing brickwork) of planning permission 2011/2837/P granted 05/08/2011 for the erection of single-storey extension with 4 x rooflights adjacent to Trinity Walk to enlarge reception area, installation of new entry door and the installation of new replacement security fencing over all in connection with existing school (Class D1).

In order for the extension to be constructed the scheme required for the height of the boundary wall along Trinity Walk to be raised by between 0.2m and 1m. Whilst there were no concerns with the wall height being raised, it does form a prominent feature along Trinity Walk by reason of its attractively weathered brickwork.

The sample panels provided by the applicant are considered to closely match the existing facing brickwork of the wall along Trinity Walk and therefore preserve the character and appearance of the Conservation Area, in accordance with guidance in CPG1 (Design) and Policy DP24 and DP25 of LDF.

Recommendation: Grant approval of details

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