

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	11/10/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>	N/a	
<b>Officer</b>			<b>Application Number(s)</b>			
Charles Rose			2011/4110/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Swiss Cottage School Avenue Road/Adelaide Road London NW8 6HX			Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Details pursuant to condition 3 (framing and joints for curtain walling, pre cast concrete cladding panels, timber vertical fins, tiles to ground floor of SCSSS, timber weatherboarding and window frames) of planning permission granted 08/11/10 (ref: 2010/5123/P) for the variation of condition 2 (development in accordance with approved plans) as a minor material amendment to planning permission dated 06/09/10 (ref: 2010/2655/P) for construction of a new Academy School (Class D1) and replacement special education needs school (Class D1).						
<b>Recommendation(s):</b>		Approve details				
<b>Application Type:</b>		Councils Own Approval of Details				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
<b>Summary of consultation responses:</b>		n/a				
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		n/a				

## Site Description

The site is bounded: to the north by Adelaide Road, to the east by Harley Road and to the west by Avenue Road. The land comprises three school buildings for two special educational needs institutions. The Frank Barnes School is for hearing impaired children, located in the building on the northeast corner of the site. The Swiss Cottage School is for children with learning difficulties and physical disabilities and comprises all the remaining buildings on site along its Avenue Road (western) frontage. This school is an amalgamation of two previous schools (primary and secondary) on the site.

## Relevant History

Planning permission **granted** on 6 September 2010 (2010/2655/P) for redevelopment to provide two new schools.

Planning Permission **granted** for Variation of condition 2 (development in accordance with approved plans) as a minor material amendment to planning permission [granted on 06/09/2010 ref: 2010/2655/P for "Construction of a new Academy School (Class D1) and replacement special education needs school (Class D1), associated alterations to access arrangements, landscaping, floodlighting & parking works." Amendments relate to: moving building up to 1.18 metres south of approved footprint, extension of access ramp to main UCLA entrance on Adelaide Road, increase of area of rooftop plant enclosures, addition of escape door to Harley Road (opposite King Henry's Road) and other associated detailed design issues including alterations to some windows and louvres.

**2010/6437/P:** Submission of tree report, Construction Management Plan (including Air Quality Assessment) and details of community working group for construction liaison pursuant to respective conditions 6, 17 and 18. **GRANTED** 16/12/2010.

**2011/1496/P:** May 2011: Approval of details pursuant to condition 31 (piling method statement) approved.

**2011/1812/P** 16/05/2011 **Granted** Details pursuant to condition 23 (feasibility study for decentralised energy network) of planning permission granted 08/11/10 (ref: 2010/5123/P) for the variation of condition 2 (development in accordance with approved plans) as a minor material amendment to planning permission dated 06/09/10 (ref: 2010/2655/P) for construction of a new Academy School (Class D1) and replacement special education needs school (Class D1).

## Relevant policies

### LDF Core Strategy and Development Policies

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 - Promoting high quality places and conserving our heritage

DP22 (Promoting sustainable design and construction)

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

## **Assessment**

Permission is sought to discharge details pursuant to condition 3 (framing and joints for curtain walling, pre cast concrete cladding panels, timber vertical fins, tiles to ground floor of SCSSS, timber weatherboarding and window frames) of planning permission granted 08/11/10 (ref: 2010/5123/P) for the variation of condition 2 (development in accordance with approved plans) as a minor material amendment to planning permission dated 06/09/10 (ref: 2010/2655/P) for construction of a new Academy School (Class D1) and replacement special education needs school (Class D1).

## **Assessment**

The details have been assessed against the submitted drawings, accompanying schedule of materials and inspection of the proposed material sample on site dated 22<sup>nd</sup> September 2011.

The materials include;

- Pre-cast concrete cladding x 5 types
- Reclaimed stock brick boundary wall to 14 Harley Road
- Larch Timber weatherboarding finished in Stain – Sikkens CETOL F4.30.50.T
- Larch Timber vertical fins – Glulam, naturally finished
- Glazed brick tiles - RAL colours 5013, 5015, 5024 and 9010.

The materials match those approved as part of the host application and the details and materials are considered to be of satisfactory quality to ensure high quality and durable finish to the school building and thus preserve the character and appearance of the surrounding area. The details and samples meet the terms of condition 3, which is recommended to be discharged.

### **Disclaimer**

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