

Delegated Report		Analysis sheet		Expiry Date:		23/09/2011	
		N/A		Consultation Expiry Date:		08/09/2011	
Officer				Application Number			
John Sheehy				2011/3887/P			
Application Address				Drawing Numbers			
18 Kidderpore Gardens London NW3 7SR				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Erection of single-storey portacabin within school grounds (adjacent to junction between Kidderpore Gardens and Ferncroft Avenue) to provide additional offices for staff (Class D1).							
Recommendation:		Refused					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	6	No. of responses No. electronic	2 2	No. of objections	2
Summary of consultation responses:		<p>Site and Press notices displayed for 3 weeks.</p> <p>Objections received from residents of properties on Kidderpore Gardens and Ferncroft Avenue. In summary the following concerns were raised:</p> <ul style="list-style-type: none"> A Portacabin type building is not in keeping with the historic architecture of the area and will be very unsightly as viewed from all the single family residences which face onto this side of the school; Any new structure within this playground will alter and adversely impact existing views from neighbouring properties; Hard to believe that a school which is already so compromised in terms of outside space for it's students proposes extra building on it's site. 					
CAAC/Local groups comments:		<p>Heath Drive Association, objection:</p> <p>"1) A portacabin is a temporary structure usually used by contractors for a short period of time. The use that the school intends it for is not a temporary matter. It will no doubt stay there for good until on that basis they can get a building permit which the neighbourhood is not keen on.</p> <p>2) Redfrog is a conservation area and portacabins are certainly not in keeping!</p> <p>3) The height of the fence is 1.8m and the portacabin is around 2.5m so unlike what the application states, the portacabin will be exposed by at least 70 cms and the flat roof of the cabins are quite unattractive."</p> <p>The Heath and Hampstead Society, objection: "Not clear whether the installation of this Portakabin office is intended to be temporary or permanent; the application is silent on this. If permanence is proposed, then this would be quite unacceptable. The structure is of a temporary design and appearance, and its proposed siting close to the site boundary very conspicuous. This would be inappropriate on any site; in our CA it would be even more so. On a temporary, say 6 months, basis, for special purposes, this might be tolerated; otherwise, it requires refusal."</p>					
Site Description							
The application relates to a private all-girls school located at the junction of Kidderpore Gardens and Ferncroft Avenue. The main school building is part-2, part-3 storeys in height and fronts onto the eastern side of Kidderpore Gardens. The school playground is located along the Ferncroft Avenue frontage to the side and rear of the main building. There are lower buildings to the rear of the main building, set well back from the Ferncroft Avenue frontage. Kidderpore Gardens rises gently as it approaches the junction with Ferncroft							

Avenue; Ferncroft Avenue rises from east to west.

The site is located in Redington/ Frogna Conservation Area (CA): nos. 2-18 Kidderpore Gardens (including the school building no. 18) are identified as positive contributors to the Conservation Area. The properties adjacent to and opposite the school site on Ferncroft Avenue are also identified as positive contributors within the CA.

Relevant History

June 1989 Application for creation of temporary building (Portacabin) measuring 10m. by 4m. adjacent to existing school building for the purposes of a classroom refused, ref. 8803875, reason for refusal: "The proposed portakabin, by reason of its design and appearance would have an adverse effect on the character and visual amenity of the Conservation Area."

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the Impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Redington/ Frogna Conservation Area Statement

Camden Planning Guidance 2011

Assessment

Proposal: the erection of a portacabin with a rectangular footprint and a flat roof. The portacabin would measure 2.5m (height) x 2.7m (width) x 5.1m (length); it would be finished in Plasticol coated galvanised steel cladding with green paintwork and would have an aluminium-framed door and window on its northern side.

The portacabin would be located in the northern corner of the site, set back by 1.5m from the street boundary to Kidderpore Gardens and by 2.2m from the street boundary to Ferncroft Avenue.

The portacabin would be used for office purposes associated with the school.

Assessment

The principal consideration in the assessment of this application is the design of the portacabin and its impact on the character and appearance of the CA.

Policy background:

The Council's design policies are aimed at achieving a high standard of design in all developments and preserving the architectural quality of buildings.

Policy DP24 states that the Council will grant permission for development that is designed to a high standard. With regard to this application, the following considerations contained within this policy are relevant:

- development should consider the character, setting, context and the form and scale of neighbouring buildings;
- development should consider existing natural features such as topography and trees.

Policy DP25 'Conserving Camden's Heritage' states that within CAs, the Council will only grant permission for development that preserves or enhances the character and appearance of the CA.

Conservation Area Character

The character of the CA in this location is formed principally by the following:

- The strong, coherent and continuous building line on the east side of Kidderpore Gardens and, to a lesser extent, Ferncroft Avenue;
- the pattern of development comprising substantial properties with front and rear gardens;
- the relatively open feel of Kidderpore Gardens and Ferncroft Avenue; and
- the use of natural materials including, timber, slate and rich brick.

Discussion

The portacabin would be located at a very prominent corner and at an elevated position in relation to much of the surrounding streetscape. It would be highly visible in short and long views along much of the length of both Kidderpore Gardens and Ferncroft Avenue. Due to its height, bulk and dimensions the portacabin would be an obtrusive and prominent feature in its context. It would be incongruously located in what appears to be a former front/ side garden, forward of the strong building line on the eastern side of Kidderpore Gardens. Due to its location, bulk and form it would fail to respect its setting, context and the existing topography.

In terms of detailed design a standard proprietary design is proposed using an industrial finish and materials. Little or no consideration is shown in the detailed design to the character and appearance of the buildings on the site or on neighbouring sites almost all of which are positive contributors in the CA. The detailed design of the portacabin would be completely at odds with the surrounding buildings and structures.

The playground contains a number of small wooden storage buildings (circa 1.2m in height). These do not appear to have fixed foundations. The presence of these small storage structures does not constitute a precedent for the proposed portacabin which would be significantly larger and bulkier.

The proposal would be unacceptable in terms of its appearance and location and would not preserve and enhance the character and appearance of the CA.

Amenity

The proposed portacabin is one storey in height and located well away from neighbouring windows and outdoor amenity spaces. It would not result in a loss of sunlight, daylight or privacy to neighbouring occupiers to the detriment of the residential amenity of neighbours.

Objectors have however raised concerns about loss of outlook. It is recognised that the cumulative impact of additional built space can, in some cases, result in an increased sense of enclosure to the garden areas, residential windows, balconies and terraces of neighbouring properties. However, in this case, there is an existing high solid boundary wall to the school which will substantially block views of the proposed portacabin. The portacabin would be visible above this from some nearby properties, however due to its size and location and the separation distances to nearby rooms and garden spaces, the proposal would not have a significant impact on the outlook or sense of enclosure of neighbouring properties or their outside amenity spaces.

Trees

The proposed portacabin would be located, in part, within the root protection zone of a large mature tree to the front of the property on Kidderpore Gardens. The tree is located in a prominent position and contributes to the character and appearance of the Conservation Area. The downward pressure that would result from the weight of the portacabin within the root protection zone could result in compacting of the roots of the tree which may cause serious harm to its health and life-expectancy. An arboricultural report in respect of the tree should be provided outlining the root protection zone of the tree, how far the proposed works would extend into this zone and measures to mitigate the impact of the development.

No such arboricultural report has been submitted. Insufficient information has therefore been provided to demonstrate that the tree would be protected as a result of the proposal. The application is refused on this basis.

Neighbour concerns

Objectors have stated that they may support the application if the portacabin was to be a temporary structure. Applications for temporary works are however assessed against the same planning policies as permanent applications and if an application for a temporary portacabin was received it would be assessed in the same way as the current application, with the same officer recommendation.

Recommendation: refused.

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