

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/09/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Tom Little				2011/3491/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Arkwright Road London NW3 6AA				A600; 3149/1; 31493;			
<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 required by condition 3 (foundations as they affect trees) and condition 4 (tree protection plan) of planning permission granted 15/06/2011 (ref: 2011/1613/P) 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 (Class D1).							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		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> *Please Specify		N/A					

## 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 granted 15<sup>th</sup> June 2011 (ref: 2011/1613/P): 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 (Class D1).

## Relevant policies

### LDF Core Strategy and Development Policies

- DP24- Securing high quality design
- DP25- Conserving Camden's heritage

## Assessment

The details of foundations pursuant to the discharge of condition 3 of the planning permission 2011/1613/P granted on the 15<sup>th</sup> June 2011 are of a design that will cause minimal disturbance to the trees concerned and are considered to be satisfactory.

The method statement and tree protection plan pursuant to the discharge of condition 4 of the planning permission 2011/1613/P granted on the 15<sup>th</sup> June 2011 are considered to adequately show how trees to be retained on site will be protected during construction and are in line with BS5837:2005.

It is recommended that conditions 3 and 4 are discharged.

### Disclaimer

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