

Delegated Report		Analysis sheet		Expiry Date:		06/07/2011	
		N/A / attached		Consultation Expiry Date:		03/06/2011	
Officer				Application Number(s)			
Amanda Peck				2011/1503/P			
Application Address				Drawing Numbers			
87 Holmes Road London NW5 3AX				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of green roof, ground investigation, hard and soft landscaping, cycle storage and boundary treatments pursuant to conditions 3, 4, 5, 8 and 11 of planning permission 2010/1342/P dated 17 June 2010 for part three storey and part single storey additions and alterations to an existing education establishment (Class D1).							
Recommendation(s):		Grant approval of details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:							
Informatives:		Refer to Draft Decision Notice					
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:		n/a					
Site Description							
This is school building that has recently gained planning permission for various extensions and listed building consent for various internal works in order to be used as french school (see history section). The building is grade II listed and is within the Inkerman Conservation Area.							
Relevant History							
<ul style="list-style-type: none"> 2010/1342/P - Part three storey and part single storey extension to Cathcart Street, single storey extension to Willes Road extension, erection of new external staircase facing existing playground, formation and widening of pedestrian and vehicular access points and other incidental works associated with the continual use within Class D1 (education establishment). Approved 17/06/2010 2010/1350/L Internal alterations, partial demolition, formation and widening of pedestrian and vehicular access points and other incidental works for continual use within Class D1 (education establishment). Approved 17/06/2010 2010/1353/C Demolition of temporary structures and outbuildings on Cathcart Street and corner of Holmes Road and external staircase to rear of Holmes Road building. Approved 29/4/2010 							
Relevant policies							
LDF Core Strategy and Development Policies							
CS11 – Promoting sustainable and efficient travel							
CS14 - Promoting high quality places and conserving our heritage							
CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity							
CS16 – Improving Camden’s health and wellbeing							
DP17 – Walking, cycling and public transport							
DP24 – Securing high quality design							

Assessment

Condition 3 states that full details in respect of the brown roof indicated on the approved plans shall be submitted to and approved. The applicant has submitted a section drawing showing a brown roof planted with 'plug and plant perennials' at 20 plants per square metre. The roof would be accessed every 5-6 weeks for maintenance and watering. These details are considered to be acceptable.

Condition 4 states that for any areas of soft landscaping a ground investigation, including remediation measures, shall be submitted and approved. The applicant has submitted a site investigation report and has confirmed that there is no soft landscaping proposed on site, with raised planters around tree bases only. The ground investigation identified that there are significant elevated levels of lead on site, but because only hard landscaping is proposed there will be no impact on the future users of the site.

Condition 5 states that details of hard and soft landscaping shall be submitted and approved. The applicant has submitted a landscape plan which outlines that the main playground areas will be tarmaced, the play areas adjacent to the infants school on Cathcart Street (including the ground floor covered area) will be hard landscaping using 'absorb a-fall' from DCM projects. The area behind the railings on the Holmes Road elevation will be paved using concrete paving slabs. Around the existing and proposed trees will be raised planters constructed from timber sleepers.

The proposed landscaping plan is considered acceptable given the fact that the site is constrained by contamination levels of site and that the site is already predominantly hard landscaped.

Condition 8 states that details of the proposed covered cycle storage area for at least 69 cycles shall be submitted and approved. The applicant has submitted the following information:

- Details of 48 sheffield stand spaces on the Willes Road boundary of the main playground. These spaces are covered with a polycarbonate barrel canopy
- Details of 22 sheffield stand spaces within the Cathcart Street playground. These are housed within a retained existing brick structure.

The spaces are considered acceptable as an adequate number of spaces have been provided (70 in total) which are secure and covered spaces. 12 uncovered spaces are also proposed on the Holmes Road elevation. These are over and above the numbers required in condition 8 and are considered acceptable for additional visitor spaces.

Condition 11 states that details of the boundary railings to Holmes Road and all new boundary treatments including new entrance gates shall be submitted and approved and that these details shall include 1:10 plans and sections and 1:50 elevations, materials and finishes. The applicant has submitted the following information:

- Holmes Road elevation – 1.2m high black painted railings with FH Brundle finials installed in the existing stone bases. The stone bases are to be repaired as necessary and the railings are to align with the existing rail stubs that are visible in the stone base – An existing timber pedestrian gate is also to be replaced on this elevation
- Willes Road elevation – new 2.095m high timber vehicular gates, new double 2.460m high steel pedestrian gates leading to the new colonnade extension and a new single 2.460m high steel pedestrian gate, both set within a new brick wall to match the existing boundary wall
- Cathcart Street elevation – new timber gates and rebuilt brick wall to replace a section of wall removed adjacent to an existing sub station following the removal of a tree and tree roots. An existing timber pedestrian gate is also to be replaced on this elevation. To the northern part of this elevation a new timber door is also to be installed.

These details are considered to be sympathetic to the special interest of the listed building and will preserve and enhance the character and appearance of the conservation area.

Recommendation: - approve the details submitted for conditions 3, 4, 5, 8 and 11.

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