

<b>Delegated Report (Members' Briefing)</b>		<b>Analysis sheet</b> N/A / attached		<b>Expiry Date:</b> 06/06/2011			
				<b>Consultation Expiry Date:</b> 19/05/2011			
<b>Officer</b> Rob Tulloch			<b>Application Number(s)</b> 2011/1839/P				
<b>Application Address</b> Brecknock Primary School York Way London N7 9QE			<b>Drawing Numbers</b> See 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>							
Installation of new steel double gate to the boundary wall of York Way.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified		No. of responses No. electronic	00 00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notice 28/04/2011 Press advert n/a  The Headteacher supports the application.					
<b>CAAC/Local group comments:</b>		N/a					
<b>Site Description</b>							
The application site is the Brecknock Primary School located between York Way and Cliff Villas. The site contains the main three storey school building with terrace on top and several single storey buildings. The site is not within a conservation area.							
<b>Relevant History</b>							
2004/3524/P Construction of a new second floor level canopy from gates on Cliff Villas to main building; removal of sections of existing wall and replace with railings; erection of a tented camouflage sunscreen to rooftop of playground and new pedestrian entrance on York Way. Resurfacing and landscaping of existing playground areas. Refused 21/10/2004							
2005/0056/P Construction of a new entrance canopy from gates on Cliff Villas; removal of sections of existing wall and replace with railings; erection of a tented camouflage sunscreen to rooftop of							

playground and new pedestrian entrance on York Way. Resurfacing and landscaping of existing playground areas. Granted 04/03/2005

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

DP15 Community and leisure uses

DP17 Walking, cycling and public transport

DP21 Development connecting to the highway network

DP24 Securing high quality design

#### **Camden Planning Guidance 2011**

### **Assessment**

The proposal is for the installation of vehicular entrance gates to the York Way elevation. The main issues are the impact of the changes on the street scene and on the transport network.

#### **Design**

It is proposed to insert double gates to the York Way wall. The wall is 2.1m – 2.5m high and constructed in brick, and partially painted. The gates would measure 2.45 (h) x 4.5m (w) with 1.7m of chain link fencing on top. The gates would be solid steel and painted black, a condition will secure this.

The materials, colour and design are appropriate for the context and location. The height of the gates and the fencing above, would match the existing wall and fencing. As such it is not considered that the proposal would harm the appearance of the street scene and would comply with policies CS14 and DP24 of the LDF.

#### **Transport**

The proposed gates would only be used for emergency purposes and occasional maintenance such as cleaning gutters and replacing high level lights. They would open inwards and not affect the use of the footway. Although the access would be within 1m of a lamp post and 9m north of a zebra crossing, the Council's Transport team do not object to the proposal due to the occasional nature of the use.

The proposal would require the formation of a vehicle crossover and a separate application for the crossover will be required. As the highway outside the school is maintained by LB Islington as part of a maintenance agreement, Camden would not make any decision about the construction of a crossover in this location. Islington's Highways Management are satisfied that, as the crossover is more than 8m from the crossing and the proposed use is for emergencies and occasional maintenance which would restrict the use of the gates to about once a month, the proposal would not harm the operation of the highway. A condition will limit the use of the new entrance to emergency use and occasional maintenance purposes.

**Recommendation:** Grant Planning Permission

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 13<sup>th</sup> June 2011.**

**For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>