

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/06/2011
		N/A / attached		Consultation Expiry Date:	26/05/2011
Officer			Application Number(s)		
Elaine Quigley			2011/1613/P		
Application Address			Drawing Numbers		
1 Arkwright Road London NW3 6AA			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
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).					
Recommendation(s):		Grant planning permission subject to conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	24	No. of responses	04	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed on 05/05/2011 (expired 26/05/2011) and press notice was issued on 28/04/2011 (expired 19/05/2011).</p> <p>2 letters of objection have been received from neighbouring properties at Flat A, 71 Fitzjohn's Avenue and Flat B, 71 Fitzjohn's Avenue that raise the following concerns:</p> <p>Loss of trees</p> <ul style="list-style-type: none"> • Removal of mature trees on the property as they provide support for local birdlife and provide a pleasant view for the surrounding households. The plan should be reconfigured to take account of all trees remaining on the property. <p>The resident at Flat A, 71 Fitzjohn's Avenue has requested that the trees be protected by a tree preservation order (TPO).</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Fitzjohns/Netherhall CAAC – no objections but wondered about the policy on increasing school pupil numbers.</p> <p>Heath and Hampstead Society No objection to overall site capacity or traffic generation provided the numbers as existing are maintained. This should be closely monitored on an annual basis.</p> <p>Overdevelopment The new buildings make the site layout even more congested and chaotic. The only open space left free of buildings would be the playground (approx 560 sq. m). The new buildings make a bad situation worse amounting to over development of the site.</p> <p>Loss of trees Concerned about the loss of at least two trees as they are only features on the site that impart any softening or humanity to the site. It would leave a bleak and inhospitable place.</p>					

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 applications

19/12/1989

Planning permission **granted** for alterations and extensions including the addition of a conservatory to the rear elevations the erection of a new external metal staircase on the rear elevation and internal alterations to provide two additional classrooms (8905551).

07/03/1991

Planning permission **granted** for erection of a clear glazed polycarbonate structure enclosing existing swimming pool (9005472).

15/05/1991

Planning permission was **refused** for retention of fully glazed doors replacing original garage doors (9005726). The proposal was considered to have an adverse effect on the appearance of the building and the visual amenity of the conservation area.

11/09/2000

Planning permission was **granted** for erection of a single storey rear extension to accommodate an additional classroom (PWX0002300).

There are a number of tree applications dating from 1996 the most recent of which have been listed below:

05/03/2007

No objection to works to trees in CA: within the grounds of the school, adjacent to pool and building: 1 x Eucalyptus - Remove. Grind stump to below ground level. Adjacent to the pool: 1 x Pine - Remove dead wood throughout crown

12/04/2007

No objection to works to trees in CA: WITHIN THE GROUDS OF THE SCHOOL: 1 x Pyracantha - Remove and grind stump to below ground level. 1 x Magnolia - Prune to clear superstructure and ground level by 2m. 2 x Sycamore - Remove rubbing branches and dead wood from crown. 5 x Yew - Prune so that no foliage extends closer to ground level than 2m. 1 x Elder - Remove (Severely decayed). 1 x Sycamore - Remove minor deadwood. Group of Wild Plum - Remove deadwood thoroughly trimming twigs back to stems. Trim all stumps flush to ground level. Group of Laburnum & 1 x Ash - Remove and grind out stump to below ground level (poor form and showed evidence of decay).

31/08/2007

Objection to emergency works: 1 x Pine - Fell to ground level - DDD (Dead, dying or decayed). Insufficient evidence to demonstrate that the tree is dangerous and sways significantly in the wind.

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS10 Supporting community facilities and services

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP2 Making full use of Camden's capacity for housing

DP15 Community and leisure uses

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance 2011

CPG1 (Design)

Fitzjohn's/Netherhall Conservation Area Statement

Assessment

Background

The school has advised that it is necessary to improve the teaching accommodation, particularly for music and improve the changing facilities for the existing swimming pool. The current music room that was formerly a garage space is a poor shape (long and thin) for music teaching with poor acoustics and insufficient storage for instruments and equipment. The current changing facilities consist of a small prefabricated 'chalet' adjacent to the rear of the pool. It is not linked to the main building or swimming pool and has no shower facilities.

Facilities required:

The following facilities have been identified:

- A music classroom with good storage
- A general purpose classroom
- Changing facilities for a class
- A link between the changing room and the pool
- Re-provision of the pools ancillary accommodation (heater store)

Proposal

Planning permission is sought for the following:

- **Teaching block extension**

Erection of an L-shaped single storey flat roofed extension to the rear of the site that would extend along the south east boundary of the site. It would measure 7.6m (length) at its longest by 14.2m (width) by 2.9m (height) and would be used as the music room and new classroom. A new circular roof light would be installed within the central section of the music room building. The building would be constructed using heavily insulated lightweight timber framed structure with aluminium/timber composite windows and doors. The walls would be clad in black stained shiplap boarding with dark grey roofing materials. The extension would be set away from the south east boundary fence by 0.6m and 2m from the south west boundary. A louvred door would be installed in the southern side elevation of the extension that would serve the plant room. This would accommodate a pool heater.

- **Glazed link canopy**

It is also proposed to install a partially enclosed lightweight link canopy and new ramp to link the rear of the main building with the existing swimming pool enclosure. It would measure 2.6m (height) and would be constructed using a timber and steel frame. The elevations and doors would be glazed and the roof would be clad in dark grey roofing.

- **New roof on existing single storey rear extension**

It is proposed to convert the existing music room into a changing room area. A section of the roof of the single storey structure would be upgraded to ensure that it would be sufficiently insulated and a new roof light would be installed. It is also proposed to install a new circular roof light on the roof of the existing single storey

building that is used as a science classroom.

- **Trees**

Two sycamore trees would be removed that are growing on the south east rear boundary of the site.

Assessment

The main considerations as part of the proposal are:

- Design
- Impact on the character and appearance of the conservation area
- Impact on amenity
- Loss of trees

Design

The current ad-hoc arrangement of buildings to the rear of the enclosed pool would be removed and replaced by the single storey extension. The extension would be contained within an area measuring approximately 91 sq. m. It would be single storey in size and would be constructed of natural materials. The fenestration pattern would follow that of the existing single storey extension with large windows and glazed doors. The size, height and detailed design of the proposed extension would be considered acceptable.

The proposed link canopy would be a lightweight single storey glazed structure that would be acceptable in terms of its size and design. The new flat roof over the existing music room would replace an existing flat roof. A new roof light would also be installed within the existing single storey extension. This would be considered acceptable.

The area to the rear of the site is already occupied by wooden decked area, the existing chalet changing room, two garden sheds that are used for storage and a free-standing heater unit for the pool enclosure. It is paved with concrete pavers. Although the school has been altered at the rear with a number of stand alone buildings, the proposed extension and glazed link canopy would not result in a significant increase in footprint coverage of the site (approximately 110 sq. m). The proposed extensions would not be considered to result in overdevelopment of the site.

Impact on the conservation area

The single storey extension would be located to the rear of the site and the glazed link would be at the rear of the main building. Views into the rear of the site from Arkwright Road are limited due to the location of the main house building and playground to the front of the site and the sloping gradient of the site. The proposal would not be considered to have an adverse impact on the character or appearance of the conservation area.

Impact on amenity

The site is surrounded by large semi-detached and detached properties that are surrounded by large rear gardens. Views of the proposed extensions would be limited to the adjoining properties at no. 3 Arkwright Road and no. 69 Fitzroy Road.

The glazed canopy would be set below the shared boundary fence with no. 3 and would be constructed of lightweight glass and timber. It would not have an adverse impact on the amenity of this property in terms of daylight, sunlight or privacy.

The proposed single storey extension would be set away from the boundaries with surrounding residential properties. The majority of the rear elevation of the extension would be screened from views by the existing row of trees that are to be retained at the rear boundary of the site. A high level window would be installed in the rear elevation that would not allow views out to neighbouring gardens. Given its height, size and location the proposed extension would not be considered to have an adverse impact on the amenity of the adjoining properties along Fitzroy Road.

It is proposed to enclose the heater for the pool within the single storey extension. A new louvred door in the southern side elevation of the extension would provide ventilation to the heater. This part of the extension would be located approximately 2m from the shared boundary with no. 3 Arkwright Road. The proposal would not be considered to have an adverse impact on the amenity of adjoining properties in terms of noise generation.

Loss of trees

The scheme would involve the removal of two poor quality sycamore trees. They are growing within the crown spread of a much larger and more prominent Plane tree that is growing in the garden of 69 Fitzjohn's Avenue.

The Council's Tree officer has advised that the removal of the two trees would be considered acceptable. A neighbouring resident has requested that the trees should be protected by a Tree Preservation Order (TPO). However the Tree Officer has advised that the trees have a poor shape and form and limited potential for future development due to the close proximity to the mature London Plane within the adjacent property. Therefore a TPO could not be justified in this case.

Although not directly affected by the development, the protected Beech tree may be affected during the construction phase. It would be necessary to provide protection to this tree during the works. A condition would be attached requiring this information to be submitted to the Council.

Other matters

The Heath and Hampstead Society and CAAC have raised concerns about potential increase in pupil numbers at the school as a result of the proposal. Although additional facilities would be required, the school has confirmed that the proposal would not result in an increase in the roll number of pupils attending the school. This has been confirmed in writing by the Bursar of the school (letter dated 27th May 2011).

Conclusion

The proposal would be considered acceptable and would be recommended for approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th June 2011.

For further information see

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