

Delegated Report		Analysis sheet		Expiry Date:		22/04/2011	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Gavin Sexton				2011/0436/P			
Application Address				Drawing Numbers			
Emmanuel CE Primary School, 101 Mill Lane and 152-160 Mill Lane London NW6 1TF				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of all new windows and doors, jambs, head and cills (condition 4b); and hard & soft landscaping (condition 6) pursuant to planning permission dated 9th August 2010 (ref. 2010/0720/P) (for works to facilitate expansion of existing Primary school across two sites).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	N/A						
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A						
Site Description							
<p>The site comprises two pairs of semi-detached dwellings (152-158 Mill Lane) facing north onto Mill Lane and the site of the now vacant Sington nursery building. The existing Emmanuel School reception class prefabricated building and the designated Mill Lane Open Space are located to the rear of the site at 160 Mill Lane.</p> <p>The dwellings are two storey plus attic Edwardian buildings, sub-divided into 8 flats with gardens to the rear which back onto the vacant Sington nursery building. Access to the nursery, reception and Open Space is achieved via a laneway located between 158A Mill Lane and Cavendish Mansions.</p> <p>The Sington nursery building is an unremarkable pre-fabricated building enclosed by a 2m tall fence, bordered by a cobbled area to the south and the rear boundaries of 158A and 152-156 Mill Lane to the North.</p> <p>The approach to the Open Space is via a cobbled area which serves as a car park and turning area for vehicles accessing the Garden Project at the south border of the Open Space. To the East, within the application site but outside of the designated Open Space, is the single storey porta-cabin building which houses the Emmanuel School reception classrooms. The playground is surrounded by a low metal fence.</p>							

Relevant History

In **August 2010** permission was granted (2010/0720/P) subject to s106 for "Works to facilitate expansion of existing Primary school across two sites. Site 1 (152-160 Mill Lane): Erection of a 3-storey plus lower ground and basement level Primary school building (Class D1) with associated playgrounds to the rear following demolition of residential buildings at 152-158 Mill Lane, nursery at 160 Mill Lane and adjacent reception class building. Erection of a Multi Use Games Area (MUGA) on site of existing play area and works of hard and soft landscaping to include replacement play facilities, all within the Mill Lane Open Space." (abbreviated).

March 2011: Approval granted (2011/1050/P) for "Submission of details of ground investigation and soil contamination pursuant to condition 10 of planning permission 2010/0720/P granted 09 August 2010 for the works to facilitate expansion of existing Primary school across two sites."

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Assessment

In respect of development at the new school building on the site of 152-158 Mill Lane **condition 4b states:**

B) Detailed drawings, or samples of materials as appropriate, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. Such details to include plan, elevation and section drawings, including jambs, head and cill, of all new window and door at a scale of 1:10 with typical glazing bar details at 1:1.

Various drawings as well as frame and materials samples have been submitted. The external windows and doors details would maintain the original design intention. The windows would be set back within their reveal to provide depth to the elevation in contrast to the metal panels. This will provide contrast and visual interest to the building. The samples demonstrate high quality materials would be used for window frames, anodised roofing and the rear curtain walling. The brick sample would contrast with the subtly reflective surfaces of the submitted metal samples and is consistent with the illustrations submitted with the original scheme. The installation of a sample panel showing bonding etc is required to be installed on site and approved under condition 4a.

The materials submitted are acceptable. Condition 4b can be discharged.

Condition 6 states:

Full details of hard and soft landscaping within the bounds of the school, and the means of enclosure of all un-built, open areas, to include details of the MUGA, shall be submitted to and approved by the Council before the relevant part of the development commences. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The hard and soft landscape details for the school environs are designed to a high quality providing an educational landscape while also maintaining a reasonable degree of biodiversity value within the site. Details of rising bollards as the means of controlling vehicle access to the side lane way have been withdrawn by the applicant following discussions with officers. A method of controlling access would be agreed as part of the Access Way plan which shall be submitted under the terms of the S106.

The design includes replacement bin stores within the side laneway, faced in vertical cedar boards. A similar approach to materials and form has been taken on the store within the rear play area adjacent to the cycle storage canopy and trellising. The MUGA fencing would be finished in galvanised steel mesh to a height of 3m with a solid lower panel to provide for ball-rebound within the court. The hard landscaping including the design of the street furniture is of high quality and suitable design and appearance of the school site as a whole.

Recommend: discharge condition 6.

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