

Delegated Report		Analysis sheet		Expiry Date:		08/04/2011	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		24/03/2011	
Officer				Application Number(s)			
Amanda Peck				2011/0303/P			
Application Address				Drawing Numbers			
Highgate New Town Community Centre 25 Bertram Street London N19 5DQ				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Extension to existing community centre (Class D1) at ground floor level to building adjoining 26 Bertram Street, including alterations to doors and windows.							
Recommendation(s):		Grant planning permission					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed between 25 February and 17 March and a press notice was in place between 3 March and 24 March. No comments were received.					
CAAC/Local groups comments:		<p>Dartmouth Park Conservation Area Advisory Committee – object to the proposal as follows:</p> <ul style="list-style-type: none"> As one might expect from the Applicant, cheap depressingly poor quality proposals when a modicum of effort might have produced some small enhancement of what is there. If the objective is to entice young people away from Chester Balmore and engender a calm positive environment for them, this isn't going to do it. Perhaps wood cladding rather than render. OFFICER COMMENT: The applicant has advised that render has been specified on the basis that it is easy to maintain and repair if damaged e.g. graffiti. Rather than regurgitate all the general stuff, it would be good to see evidence that advice had been taken from professionals skilled in dealing with young people both in relation to the facilities themselves and the managing of the impact on neighbouring residents and other uses of the Community Centre. OFFICER COMMENT: The applicant has confirmed that consultation has been carried out with the Highgate Newtown Community Centre (HNCC), the youth forum, the Council's Integrated Youth Support Service team (IYSS) and local residents to develop the proposals including the impact on neighbouring residents since February 2010. The internal layout and external design has been refined as a result of these workshops to ensure that the environment is as safe and inspiring as possible for staff and users. Internally the public functions have been located on the edge of the frontage, maximising daylight, presence and opportunities to spill out onto the courtyard. The offices are located in the centre of the building to allow surveillance. Externally, the scheme originally included larger glazed 					

areas to open out onto the courtyard, but there were real concerns expressed by the professional staff that there was too much risk of potential damage and they requested that glazed areas to the facade be extensively reduced.

London Borough of Camden Children, Schools and Families Directorate – We are pleased to see that the plan takes into consideration the views and comment suggested by young people and staff in the consultation meeting. We are fully supportive of the proposed developments as they enhance the inclusive delivery of youth and community provision and reflect the needs of the young people in the surrounding area.

Site Description

The community centre is located at the end of Bertram Street and Winscombe Street and consists of a number of buildings around a courtyard. The application relates to the building to the north of the site which adjoins the terrace on Bertram Street and is linked to the old mission hall on Winscombe Street. The main entrance to the community centre is from Bertram Street into the courtyard. The site is within the Dartmouth Park Conservation area and there are no listed buildings nearby.

Relevant History

- 8400054 - The construction of a single storey extension at the front to provide a reception hall and the enclosure of the area between the extension and the Community Hall to provide an enclosed yard. Approved 15 Feb 1984
- 8500745 - Alteration and addition to provide enclosed information area on west face of the hostel block reception hall with viewing gallery over on north face of the gym and covered passage with ramps. Approved 17 July 1985
- 8501509 - Change of use of existing single storey tank garages for youth club facilities as an extension to the existing community facilities at Winscombe St. Hall including external alterations. Approved 16 October 1985
- 8903711 - Erection of a two storey brick lift shaft and internal alterations. Approved 10 January 1990.
- 9501813r4 - The construction of porch outside the main entrance and a covered walkway with ramped access to the entrance, together with associated external alterations. Approved 29 February 1996

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

CS17 – Making Camden a safer place

DP15 – Community and leisure uses

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Dartmouth Park Conservation Area Statement

Assessment

1. Proposal

1.1 The proposal is for a single storey extension to the existing community centre amounting to 25sqm. The extension is located to the south of the building and is required in association with the relocation of the 'fresh gym and juice bar' from the nearby Chester Balmore development site. It is a S106 requirement of the Chester Balmore development that this facility is relocated. It is understood that the 'fresh gym and juice bar' has already been relocated in temporary accommodation on this site and the application is to enable permanent accommodation to be provided.

1.2 Both the community centre and the 'fresh gym and juice bar' are operated by the Council's Integrated Youth Support Services (IYSS). In association with the extension the use and layout of the existing building is to be remodelled and the extended building and new uses run by the same team from IYSS. The building has been designed to be flexibly used by a range of users. This part of the site is currently used as a classroom, meeting room, 2 staff offices and reception. The proposal is for 2 classrooms, a juice bar, a gym with changing area, a reception and 2 offices

1.3 Because the site has an unrestricted class D1 community use the use of this part of the site by the 'fresh gym and juice bar' does not require planning permission.

2. Assessment

2.1 Design

The building appears to have been constructed as garages and the south elevation therefore consists of three main sections that previously would have been the garage doors and have since been filled. The proposal is for a relatively small extension adjacent to two of these sections with a simple design and render finish and for the third section to be similarly rendered with matching fenestration. The west elevation is largely a blank brick wall and the only change proposed here is to brick in an existing door. The proposed extension will only be visible internally within the site from the courtyard with partial glimpses through the entrance gates further along Bertram Street. As such, it is considered to be appropriate in design terms and will preserve the character and appearance of the Dartmouth Park Conservation Area.

2.2 Amenity

The extension is located on the other side of the building to the existing residential properties on Bertram Street and is closest to properties at the end of Winscombe Street some 10m away. Given this distance, the existing high boundary wall and the fact that there are no windows to the residential properties facing the extension it is considered that there will not be any impact in terms of overshadowing, overlooking or impact on outlook.

3. Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th April 2011.

For further information see

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