

Delegated Report		Analysis sheet		Expiry Date:		17/11/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Gavin Sexton				2010/5817/P			
Application Address				Drawing Numbers			
Quintin Kynaston School Marborough Hill London NW8 0NL				N/A			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>Observations to the adjoining borough of Westminster for amendments and clarifications to the Environmental Statement accompanying an Outline Planning Application for the Demolition of existing buildings at Quintin Kynaston (QK) School and George Eliot Infants and Junior Schools in connection with the redevelopment of the site to provide a replacement QK School with associated sports and leisure facilities (and out of hours community use), car parking and an alternative provision centre fronting Finchley Road. Westminster application reference 10/05868/COOUT.</p>							
Recommendation(s):		No objection					
Application Type:		Request for Observations to Adjoining Borough					
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:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					
Site Description							
<p>The application site comprises three schools (Quintin Kynaston secondary, George Eliot Junior and Infant) and a nursery. The site is 3.4 hectares in size bordered by LB Westminster to the West (Marlborough Hill), the East (Finchley Road dual carriageway) and the South (Marlborough Place). To the North of the site the existing single storey George Eliot school faces Boundary Road, which is in LB Camden.</p> <p>Much of the existing site is developed or hard landscaped and provides c.15,600m2 of floorspace with buildings ranging from single to six stories in height. George Eliot school is predominantly single storey and is located in the North of the site, with pedestrian access via Boundary Road opposite Freeling house and Sherlock Court on the Hilgrove Estate. Vehicular entrance to George Eliot is on Marlborough Hill.</p>							

The whole site is ringed by mature trees. Within the site there are areas of soft landscaping to the east and north boundaries. The surrounding area is predominantly residential in nature. To the North the residential blocks in Camden are four and six storeys tall. To the North East, separated from the site by the four lane Finchley Road are 12 storey residential blocks. To the East and West lower rise residential properties in two and three/four stories face the site. The site is not located in a Conservation Area but Westminster's St John's Wood Conservation Area runs along part of the western side of Marlborough Hill and to the East of Finchley Road.

Relevant History

In Sept 2010 '**No objection**' was raised to an Outline Application for planning permission (Camden Ref 2010/3855/P) for "*Observations to the borough of Westminster for an Outline Planning Application for the Demolition of existing buildings at Quintin Kynaston (QK) School and George Eliot Infants and Junior Schools in connection with the redevelopment of the site to provide a replacement QK School with associated sports and leisure facilities (and out of hours community use), car parking and an alternative provision centre fronting Finchley Road. Westminster application reference 10/05868/COOUT*".

Informatives were added recommending:

1. That a Construction Management Plan be secured and noting that Camden would like to see minimal use of Boundary Road for construction traffic.
2. That Camden Highways team be consulted on the revised crossing point on Boundary Road.
3. That a Service Management Plan be secured.
4. That Design-out-crime principles be applied to the northern pedestrian entrance and environs.
5. That Camden wishes to see as many mature trees as possible retained on Northern boundary.
6. That Camden is sympathetic to local residents' desire for railings to be provided on low boundary walls to Hilgrove Estate and for this option to be explored by the applicant in coordination with Camden Housing and Adult Social Care directorate.

Concurrently '**No Objection**' was raised to an application (Camden ref: 2010/3853/P) for full planning permission for "*Observations to the adjoining City of Westminster for a Planning application for demolition of Quintin Kynaston school activity centre and science laboratories in connection with the redevelopment of the southern part of the school to provide replacement George Elliot Junior and Infant Schools. Westminster application reference 10/05869/COFUL*".

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

CS11 - Promoting sustainable and efficient travel

CS13 - Tackling climate change through promoting higher environmental standards

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 well-being

CS17 Making Camden a safer place

CS19 Delivering and monitoring the Core Strategy

DP15 Community and leisure uses

DP16 - Transport implications of development

DP17 - Walking, cycling and public transport
DP19 - Managing the impact of parking
DP21 - Development connecting to the highway network
DP22 - Promoting sustainable design and construction
DP23 - Water
DP24 - Securing high quality design
DP26 - Managing the impact of development on occupiers and neighbours
DP28 - Noise and vibration
DP29 Improving access
DP32 - Air quality and Camden's Clear Zone

Assessment

This application arises from amendments to the Environmental Statement (ES) which accompanied the outline planning application referred to in the site history. The amendments were received by Westminster on 22/10/2010. The Westminster case officer has confirmed that all members of the public and the Hilgrove RA who responded previously have been re-consulted on the amendments and site notices have been placed along Boundary Road.

It should be noted that the application for full planning permission on the site was considered by Westminster planning committee on 2 Dec 2010 with a recommendation for approval and a decision was adjourned until a site visit could be undertaken.

It is noted that a report on progress with the application for outline permission was scheduled for consideration at Westminster planning committee on 2/12/2010. It notes that Camden ward Cllrs objected to the scheme. The informatives from Camden's observations were included in the consultation response section of the report. This report is dealt with in further detail below.

The amended ES clarifies a number of changes/issues of relevance to considerations by LB Camden:

- I. Due to funding changes the extent of the outdoor sports facilities would be scaled back. For instance the external sports centre has omitted the all weather pitch.
- II. The proposed illustrative footprint for the new secondary school building has been moved back from the Boundary Road/Marlborough Hill corner. The buildings fronting onto both Finchley Road and Marlborough Hill would be reduced in length. The amended massing is expected to have improvements for the daylight/sunlight to Freeling House.
- III. The post-16s access point has been moved from Marlborough Hill to Finchley Road to be shared with the out-of-hours users.
- IV. The number of users of evening facilities on the site appears to have changed from 210 to 185 for the indoor facilities and from 105 to 160 for the outdoor MUGAs (although 40 of these would be during summer months only, on a non-floodlit court).
- V. Car parking onsite is unchanged from the existing arrangements.

The above amendments have either positive or limited significant impact on the considerations previously assessed and therefore no objection is raised.

The report on progress with the application for outline permission contains a number of observations on the revisions and clarifications to the scheme. It notes that

1. the revised massing and scale of buildings is acceptable
2. more detail is required in respect of pedestrian access points on Finchley Road (out-of-hours)
3. more detail is required in respect of implications of out-of-hours community use for on-street parking in the locality

The report comments on further improvements or clarifications which are relevant to the Informatives attached to the 'No Objection' including:

4. the applicant has been encouraged to investigate the possibility of re-locating the main pedestrian entrance to Boundary Road.
5. the provision of cycle stands should be increased from 54 to 170
6. a Construction Management Plan would not be sought by S106 but that conditions could be

- used to minimise the use of Boundary Road for construction traffic
7. the request for the exploration of the erection of railings along the low walls of the estate on Boundary Road is not reasonable or necessary
 8. the illustrative scheme has pulled back the building line from the Boundary/Finchley Road frontages in order to retain the existing trees on that corner which have been noted as having particular townscape merit. The details of final tree planting and landscaping will be considered at Reserved Matters stage and more information on the loss of trees has been requested.

It is considered that points 1-3, 5 and 8 are helpful and indicate that the amended scheme will include greater considerations of transport and amenity issues of relevance to Camden residents.

Point 6 indicates that LBs Westminster and Camden disagree on the approach to securing details and controls on Construction Management and is not pursued further here.

Point 7 appears to be a misunderstanding of the informative which requested that the option be *considered* by the applicant.

Point 4 raises issues of considerable concern to community and pedestrian safety along Boundary Road and the management of pupil numbers arriving at a single location. The Westminster case officer's suggestion that the main pedestrian entrance be relocated to Boundary Road is accompanied by a request for more detailed drawings of the access points but omits a request for specific pedestrian movement analysis of the implications of relocating the main entrance to this location. Community safety receives scant mention in the officers report.

The illustrative drawings and building massing show an extensive hard landscaped yard forming the arrivals area at the Marlborough Hill entrance. The ground floor space available for such congregation within the site does not appear to be present at the Boundary Road entrance which is conceived as a secondary pedestrian entrance and largely soft landscaped. The Marlborough Hill entrance is also approached by long stretches of pavement (at least 100m from the north and 150m from the south) whereas the Boundary Road entrance is on a frontage which totals 80m and therefore allows less scope for distribution of arriving or departing pedestrians, adjacent to Boundary Road which is subject to more significant traffic than Marlborough Hill. The relocation of the main entrance would likely have implications for the on-site arrangement as well as the Boundary Road pedestrian crossing which receives no discussion in the officers report.

As the proposal does not form part of the amendments to the scheme it is not considered appropriate to raise an objection but instead to add an informative indicating that evidence of the impact on community safety, traffic and pedestrian safety and public realm/streetscape arising from the relocated entrance should be submitted to Camden for further comment and assessment.

Overall the amendments and clarifications to the proposals are acceptable, although there is little sign of consideration being given to Camden's concerns relating to Boundary Road streetscape, Service Management Plan or community safety/designing out crime considerations.

Recommend: No objection but re-iterate previous informatives and add informative regarding potential re-location of main pedestrian entrance to school.

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