

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	13/09/2010
	N/A	Consultation Expiry Date:	18/08/2010

Officer	Application Number(s)
Jennifer Walsh	2010/2992/P

Application Address	Drawing Numbers
St Patricks Primary School Holmes Road London NW5 3AH	Please refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)

Installation of an air conditioning condensing unit to roof of existing school building (Class D1) along with extension to and increase in height of proposed covered walkway as an amendment to planning permission ref: 2009/3613/P dated 17/12/2009.

Recommendation:	Grant Planning Permission
Application Type:	Councils Own Application
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:						
CAAC/Local groups comments:	N/A					

Site Description

The application site relates to a primary school to the south of Holmes Road. It sits on the corner of Holmes Road and Raglan Street. The building is not Listed, nor is it located within a Conservation Area. The main school is a part single storey, part two storey 1960's building.

Relevant History

2009/3613/P: Erection of a two storey library building and associated external covered walkway to north elevation of Holmes Road and the erection of a one storey teachers preparation building to the east elevation of Raglan Street and alterations to the existing fenestration on the east elevation and replacement of existing fencing on the northern elevation to existing primary school (Class D1). **GRANTED SUBJECT TO A SECTION 106 17/12/2009**

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
B1- General design principles
B3- Alterations and extensions
SD7- Light, noise and vibration pollution

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1- Distribution of growth

CS5- Managing the impact of growth and development

CS14- Promoting high quality places and conserving our heritage

CS17- Making Camden a safer place

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

DP28- Noise and vibration

Assessment

Proposal

The application seeks permission for:

- The installation of an air conditioning unit at roof level - The proposed air conditioning unit is to be located at roof level, towards the east elevation. It is to be 0.7m in height x 0.3m in width and 0.9m in length and is proposed to sit behind the previously approved parapet of the library building;
- An extension to the previously approved walkway - The proposal seeks to extend the covered walkway by 1.5m from the previously approved waiting area. The application should therefore also be read in conjunction with application reference 2009/3613/P, which attained planning permission in December 2009 for the erection of a two storey building and associated external covered walkway to the existing north elevation, facing Holmes road of St Patricks school; and
- Alterations to the height of the two approved canopies - The covered waiting room and the covered walkway are to be increased by 0.1m in height. This is to allow easier maintenance to the adjacent existing windows of the school.

Design

The proposed condenser unit will be the same height as the parapet wall surrounding the previously approved library unit, it is not therefore considered that the unit would be visible from the school playground, nor the public realm. The unit is not considered to have a detrimental impact on the approved library building, the main school building nor the wider area. The installation of the plant, is therefore considered acceptable in design terms.

As part of the previous application a walkway was approved that provided a sheltered link between the existing school building and the proposed new library building and this did not extend beyond the covered waiting area. This application seeks to extend the link by 1.5m towards the school fence to the north of the site. The proposal is to use the same materials as the previously approved walkway and it is considered that this extension will not have a detrimental impact on the scale and external appearance of the library building nor the covered waiting area. It is considered that the walkway would still be read as a continuous structure that links the previously approved library to the existing school building.

The proposed alterations to the height of the previously approved walkway and waiting area are also considered acceptable in design terms. The additional height of 0.1m is not considered to have an impact on the design of the proposed extension or the dominance of the library and existing school building on the site.

Amenity

As with the previous application for the library, the building will be located approximately 17 metres away from the nearest property to the north, 18 metres to the east and 60 metres to the south. Therefore, it is not considered that the extension to the walkway or the increase in height would impact on surrounding residential amenity in terms of overlooking, loss of light or access to sunlight, daylight, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

A noise report has been submitted in support of the application. The measured noise levels will be used to determine noise emissions criteria for the proposed plant unit in agreement with the planning requirements of the London Borough of Camden. The London Borough of Camden's criteria for noise emissions of new plant installations are: "Design measures should be taken to ensure that specific plant noise levels at a point 1 metre external to sensitive façades are at least 5dB(A) less than the existing background measurement (LA90) when the equipment is in operation. Where it is anticipated that equipment will have a noise that has distinguishable, discrete continuous note[...], special attention should be given to reducing the noise at any sensitive façade by at least 10dB(A) below the LA90 level." The nearest noise sensitive window has been identified as a residential window belonging to a house on Holmes Road, approx. 18 metres away. The noise level at 1m from the closest residential window has been calculated to be 20dB below minimum background noise level. The report therefore suggests that the proposed plant would comfortably meet Camden's recommendations. The Council's Environmental Health Officer is in agreement with the reports findings.

The location of the proposed plant behind a parapet at roof level does not raise any material amenity issues in terms of loss of daylight, sunlight or outlook to neighbouring residential properties and therefore the proposal complies with Policy SD6 of the Unitary Development Plan (2006).

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th September 2010.

For further information see

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