

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		16/08/2010	
		N/A / attached		Consultation Expiry Date:		23/7/2010	
Officer				Application Number(s)			
Hugh Miller				2010/2707/P			
Application Address				Drawing Numbers			
Gospel Oak Primary School Mansfield Road London NW3 2JB				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Formation of new double door opening, including tubular handrails on north elevation of school building (Class D1).							
Recommendation(s):		Grant					
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:		Site Notice displayed 25/6/2010, expires 16/7/2010. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Mansfield CAAC: No Objection.					

Site Description

Gospel Oak Primary School is a 2-storey building set within grounds and bounded by Savernake Road to its west, Mansfield Road to the south and railtrack and the Heath to its north. The site is within the Mansfield Conservation Area. The building is not listed.

Relevant History

June 2010 – PP granted - Erection of a single storey ground floor front extension on Mansfield Road elevation to provide new entrance to school (Class D1). Ref 2010/1931/P

April 2004 – PP granted - Works within the school grounds to include the installation of floodlighting around the perimeter of the existing multi use games area and the erection of a disabled toilet; ref. 2004/0639/P

August 1999 – PP granted - Demolition of two single storey temporary classroom buildings and erection of two storey school building; ref. PE9900322.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 –Amenity for occupiers and occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

C1 C – Community uses

B7 - Conservation areas

Camden Planning Guidance: 2006

Draft LDF Core Strategy

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

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.

CS5 – Managing the impact of growth and development

CS10 – Supporting community facilities and services

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP15 –Community and leisure uses

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

The application proposes the following:

- ✓ Formation of new double door opening including tubular handrails on north elevation of school building.

The applicant seek permission to install new double doors as replacement for the existing non-load bearing concrete gravel panel, tubular handrails and associated access ramp. The new double doors would provide an alternative means of access /exit from the main classroom area of the building out on to the playground area.

The new double doors measure 2.2m width and would form a new opening in the rear elevation at ground floor level. The doors will be constructed of double glazed aluminium frame polyester powder coated to RAL 9010 colour white to match the existing doors and windows.

The associated tubular handrails at 1.0m height and 1.0m depth would be positioned on either side of the new doors for the purposes of safety; these are satisfactory.

There is approximately 150-200mm height difference between the internal floor level of the building and the new entrance/ exit playground level. To address the uneven ground and floor levels a relatively shallow pitch access ramp would be installed and this is satisfactory.

Overall, the proposed new double doors, access ramp and tubular handrails are acceptable.

The proposed double doors and handrails would not have any impact on the appearance of the building or harm the wider Mansfield Conservation Area. The proposed accords with policies B1, B3; B7 & C1.

The proposed doors would not have any impact on neighbouring residential occupiers' amenity.

Recommendation: Grant planning permission.

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