

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		23/07/2010	
		N/A		Consultation Expiry Date:		15/07/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/2865/P			
Application Address				Drawing Numbers			
Richard Cobden Primary School 29 Camden Street London NW1 0LL				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey extension to existing School Hall (Class D1).							
Recommendation:		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 from 23/06/2010 -14/07/2010					
CAAC/Local groups comments:		No response has been received from Camden Town CAAC					
Site Description							
The application site is a large brick school building located to the north west of Camden Street close to the junction with Crowndale Road. The school building is three storey and there is a large playground to the north of the site. The site is not a listed building but it is located within the Camden Town Conservation Area.							

Relevant History

2010/3044/P: Refurbishment of kitchen with the installation of flue and extraction systems to the roof of existing school building (Class D1) **REGISTERED 06/07/2010**

Relevant policies

Replacement Unitary Development Plan 2006

SD1 - Quality of life

SD6 – Amenity for Occupiers and Neighbours

B1 - General Design Principles

B3 - Alterations and Extensions

B7 – Conservation Area

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

CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

CS16 - Improving Camden's health and well-being

CS17 - Making Camden a safer place

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

DP29 - Improving access

Assessment

Proposal

The application seeks approval for the school to extend the existing servery area to provide a separate severy for preparing Halal school meals along with a tables and chair store. The proposed store is to be situated to the rear of the school building and it is proposed to extend the existing servery. The proposed extension is to measure 6.5m in length by 3.7 metres in width. The height of the proposed extension is 3.2 metres, which is to match that of the existing servery.

Three new high level windows are proposed to be inserted. Two are to be inserted on the existing servery building, with the other window being inserted on the extension. The detail of both the brick work and the windows are to match the existing. Three large windows on the existing elevation are to be blocked in by the proposed extension. The window openings will form the doorways through internally into the proposed servery.

Design

The application is considered to be a minor in form. The extension to the existing servery is considered to be acceptable in this location as it is not visible from the public realm and the proposed materials match that of the existing building. The proposal would not protrude further than the existing building line and therefore it is not considered that the application would have a detrimental impact on the host property, nor that of the wider conservation area. The proposed materials match that of the existing building, and due to the size, scale and bulk of the application, it is considered acceptable in design terms.

Amenity

As the proposed works do not protrude any further than the existing building line they are not considered to impact on any neighbouring amenity issues raised with regard to sunlight/daylight, overlooking/privacy and outlook concerns. Therefore, the proposals are considered consistent with policy SD6.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th June 2010. For further information see

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