

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/06/2010	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Walsh				2010/2317/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
St Patricks Primary School Holmes Road London NW5 3AH				Please refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Application for the removal of condition 6 (green roofs) relating to planning application for: 2009/3613/P dated 8th December 2009 for: The redevelopment of the site by the erection of a new building comprising semi - basement, ground, first and second floors for the provision of child care facilities (Class D1), ancillary residential (Class C3) and office (Class B1) floor space and associated landscaping.							
<b>Recommendation:</b>		Grant removal of Condition 6					
<b>Application Type:</b>		Variation or Removal of Condition					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups comments:</b>		N/A					
<b>Site Description</b>							
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.							
<b>Relevant History</b>							
<b>2009/3613/P:</b> 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). <b>GRANTED SUBJECT TO A SECTION 106 AGREEMENT 17/12/2009</b>							
<b>2010/2232/P:</b> Non material amendment involving the location of windows in the north and east elevations of the library and a new glazed door to planning permission (2009/3613/P), granted							

17/12/2009, for 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. **GRANTED 25/05/2010**

## Relevant policies

### Replacement Unitary Development Plan 2006

SD1 - Quality of life

SD6 – Amenities for Occupiers and Neighbours

B1 - General Design Principles

B3 - Alterations and Extensions

N5 – Biodiversity

N8 – Ancient woodland and trees

### 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

**Condition 6 reads:** *The green roof hereby approved, shall be fully implemented prior to occupation of the development and thereafter retained and maintained in accordance with the approved scheme of maintenance.*

*Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 (Resources and energy), N5 (Biodiversity) and B1 (General design principles) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.*

This application seeks to remove this condition. The applicants have submitted justification as to why the green roof can not be included within the detailed design of the scheme:

- Due to the building being used as a music room, the acoustic standards for the school are onerous and the rooftop natural ventilation outlet needs to be very long to accommodate acoustic dampers. This therefore reduces the area of green roof and it is considered that the overall benefits of the green roof are dramatically reduced;
- Due to the height of the parapet; it is difficult for the green roof to drain effectively in a way that prevents water entering into the natural ventilation outlet;
- Access to the roof would ideally be via a fixed ladder, but given the site's location in a school there are concerns about children gaining access to this ladder. As a result access to the roof to carry out maintenance could be difficult; and
- The presence of the parapet and natural ventilation system makes it impossible to achieve a fireproof construction.

It is considered that sufficient justification has been provided to show that whilst the proposal to include a green roof has been fully examined, a green roof is not suitable in this location.

The agents have noted on their supporting statement that an area of decking originally annotated on the approved plans will now be an area of grass to increase the biodiversity value of the site. This is welcome by the Council and an informative has been placed to this effect.

**Recommendation: Remove Condition 6**

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