

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	23/06/2010
		N/A	Consultation Expiry Date:	09/06/2010
Officer			Application Number(s)	
Jennifer Walsh			2010/2219/P	
Application Address			Drawing Numbers	
St George the Martyr C of E Primary School Johns Mews London WC1N 2NY			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 the rear elevation (fronting Millman Street), alterations to the existing caretakers store including the blocking of an existing door opening (fronting John's Mews), and landscaping alterations including the lowering of the existing junior playground and creation of an associated dwarf retaining wall adjacent to the main entrance path to existing primary school (Class D1) fronting Millman Street.				
Recommendation:	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	137	No. of responses	03	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>28d Millman Street object to the application on the following grounds:</p> <ul style="list-style-type: none"> - What will the new extension be used as? <i>(Officer's Response: The extension is to be used as a staff changing room and a store cupboard).</i> - Noise nuisance, loss of light and privacy are all concerns. <i>(Officer's Response: Please refer to paragraphs 3.1,3.2 and 3.3)</i> - There will be greenery taken away, altering the green environment. <i>(Officer's Response: Please refer to paragraph 2.3)</i> <p>34c Millman Street object to the application on the following grounds:</p> <ul style="list-style-type: none"> - More information is required as to what it is used for. <i>(Officer's Response: The extension is to be used as a staff changing room and a store cupboard).</i> - Already pre-school playground and primary school playground both of which create a high noise element. <i>(Officer's Response: Please refer to paragraph 3.1)</i> 					
CAAC/Local groups comments:	Bloomsbury CAAC had no comment on the application.					

Site Description

The site is located between Johns Mews and Millman Street. The school is predominantly a single storey, red brick building built in the 1960s. The site is not listed, but it is located within the Bloomsbury Conservation area.

Relevant History

2003/0922/P: Single storey extensions to St George the Martyr School and associated external changes.

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

1.0 Proposal

1.1 The application seeks approval for the following alterations to the school building:

- The erection of a single storey extension to the rear of the property (facing Millman street) to create an extension to the existing school Hall. The extension is proposed to be 2.8m in width x 4m in height and 8m in length.
- Alterations to the existing caretakers store facing St John's Mews, which involve changing a door to a window and inserting a door to the east elevation.
- Excavate the existing playground surface (facing Millman Street) to achieve a level playground. A new dwarf wall measuring approximately 0.5m in height is to be located 300mm off the entrance path, to retain the sloped access to the playground.

1.2 Revisions have been received to retain the tree pits and insert new trees into these existing plant pits.

1.3 There are some disabled ramps shown on the proposed floor plans, however, these are not included within the application.

2.0 Design

2.1 The single storey extension is to match that of the height of the existing building (4 metres). It is to be built with matching red bricks and will have one high level casement window inserted on the east elevation. Although the proposed extension is to project 2.8m from the existing building line of the existing hall, it is not to project any further into the existing playground. Therefore, the proposed extension is considered to respect the scale and bulk of the existing building, and therefore it is considered that the proposed extension would not have a detrimental impact on the host property, nor that of the retained playground space.

2.2 The alterations to the caretakers store involve inserting a door to the east elevation, opening up onto the existing car park. The building is a brick building, and a black door to match the fenestration details of the existing building is proposed. The insertion of a door is acceptable in this location. It is also proposed to change the existing door (on the west elevation), this part of the proposal is also considered acceptable as the west elevation is not clearly visible from the public realm due to the foliage existing. The fenestration details are to match that of the existing, and therefore the application is considered acceptable in design terms.

2.3 The proposed alterations to the rear Millman Street playground are considered acceptable. The proposal retains the same amount of space yet make it a more accessible and useable space for the children. The proposals had previously involved the removal of an existing False Acacia and 3 pits, surrounded by benches situated within the playground area fronting Millman St. The False Acacia is the subject of a TPO. Another tree with a TPO (a Rowan) has been removed in the past, although there is no record of an approval for this removal. Therefore there was a requirement for the replacement of trees with a TPO. The revised drawings show that they school shall be replanting 4x Robinia pseudoacacia "Bessoniana" planted with a girth size of 16-18cm as requested, in the existing locations with the benches to protect the trees. The trees will be able to provided enclosure to the street and playground, visual interest in the street scene and also provide a privacy screen.

2.4 Therefore, the proposed alterations are considered acceptable in design terms as it is not considered that, due to the scale of the proposed extension and alterations, the works would not have a detrimental impact on the host property, nor the wider conservation area.

3.0 Amenity

3.1 Due to the proposals not increasing the overall size of the school, it is not considered that any significant additional noise will be created through the build of the proposals. This is due to the scale

of the proposals as well as where the extension is located. The single storey extension is not to project any further than the existing building line, and therefore it is not considered to have a detrimental impact on the amenity of neighbours or occupiers.

3.2 The alterations to the caretakers building and the playground are not considered to have a detrimental on the amenity of neighbours due to the proposed changes being minor alterations to existing structures or areas.

3.3 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 subject to conditions.

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