

Delegated Report	Analysis sheet	Expiry Date:	12/05/2010
	N/A	Consultation Expiry Date:	N/A

Officer	Application Number(s)
Jennifer Walsh	2010/0879/P

Application Address	Drawing Numbers
Torriano Junior And Infant School Torriano Avenue London NW5 2SJ	Please refer to draft decision notice

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

Proposal(s)
Details of hard and soft landscaping, means of enclosure and facing materials pursuant to conditions 2 and 5 of planning permission dated 17 August 2009 (ref no. 2009/3057/P) for erection of a two storey Gatehouse building providing a new school hall on the first floor and group rooms and an office on the ground floor (Class D1).

Recommendation:	Discharge conditions 2 and 5
Application Type:	Approval of Details
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:	None					
CAAC/Local groups comments:	None					

Site Description
The large Victorian school building, built in 1910, is set within a residential area on the west side of Torriano Avenue. The site is defined by a typical Edwardian LCC school building in a solid arts and crafts inspired Queen Anne style set back from the road, and surrounded by a high boundary brick wall. The site is not Listed, and is not located within a Conservation Area.

Relevant History
2009/3057/P: Erection of a two storey Gatehouse building providing a new covered entrance way to Torriano Junior School with a new school hall on the first floor and group rooms and an office on the ground floor (Class D1). Granted 17 th August 2009

Relevant policies
London Borough of Camden Unitary Development Plan 2006 SD6 – Amenity for occupiers & neighbours B1 – General design principles B3 – Alterations and additions B7 – Conservation Areas

N5 - Biodiversity

N8 - Ancient Woodlands and Trees

Camden Planning Guidance 2006

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.

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

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

DP26 - Managing the impact of development on occupiers and neighbours

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

CS14 - Promoting high quality places and conserving our heritage

DP25 - Conserving Camden's heritage

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

Assessment

This application seeks to discharge conditions 2 and 5 of planning permission 2009/3057/P.

Condition 2 states:

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas, ramps and seating arrangements have been submitted to and approved by the Council. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The landscape design details are minimal and include two planters to reinstate the plants removed from the grounds to implement the development. The proposed seating arrangements, which are to be precast concrete seats built into the external walls, are acceptable in design terms. The hard landscape details are to be finished in red paving blocks, a sample of which has been submitted. It is considered that the proposed brick is acceptable in design terms, and as such, this condition should be discharged.

Condition 5 states:

The details of all facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. [Such details shall include proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

An Ibstock Funton Second Hand brick, a Ibstock Parham Red Brick, and a Ibstock Staffordshire Blue Brindle Smooth brick have been submitted in support of the application. It is considered that the materials and details submitted are inline with those approved and are acceptable.

A sample of the proposed roof cladding, Rheinzinc Bright rolled Zinc has also been submitted. It is considered that the sample is consistent with the design and acceptable for the project.

Further details including the window and doors specification, as well as the Louvres and the Roof have all be annotated on the associated drawings and are considered to be in line with the approved and are acceptable in design terms. The applicant has submitted drawings and samples to demonstrate the proposed detailed design and they are considered to satisfy the terms of the condition. Therefore, this condition is able to be discharged.

Recommendation: It is considered that the applicant has satisfied the requirements of Conditions 2 and 5 of planning permission 2009/3057/P and therefore these conditions should be discharged accordingly.

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