

Delegated Report		Analysis sheet		Expiry Date:		11/05/2010	
		N/A / attached		Consultation Expiry Date:		11/05/2010	
Officer				Application Number(s)			
Hannah Parker				2010/1473/P			
Application Address				Drawing Numbers			
Redhill Street Regents Park London NW1 4BD				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of covered canopy over existing play area to the existing Primary School (Class D1).							
Recommendation(s):		Grant Permission					
Application Type:		Full Planning Permission					
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 the 31 st March until the 21 st April. No responses to date.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No responses to date.					

Site Description

The application site refers to a primary school located between Redhill Street and Albany road. The site has a street address of Redhill Street. The site is located in the Regents Park conservation area.

Relevant History

No relevant History

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the propos against the development plan taken as a whole together with other material considerations.

London Borough of Camden Unitary Development Plan (2006)

B1 General design principles
B3 Alterations and extensions
B7 Conservation Area
SD6 Neighbourhood Amenity

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 Growth Areas
CS14 Promoting high quality places and conserving our heritage
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
DP24 Securing High Quality Design
DP25 Conserving Camden's heritage
DP26 Managing the impact of the development on occupiers and neighbours*

Assessment

Proposal:

The works refer to the covering of an existing play area with a canopy.

Main Considerations

- Impact on host building and the conservation area
- Neighbourhood Amenity

Impact on host building and the conservation area

The works are located within the compounds of the school however, they will be visible from the public realm through high boundary treatment. The covering of the courtyard areas with a simple white tensile roof over an aluminium frame is considered acceptable as it will read as subordinate to the host building. Due to its discrete position, the design is considered sympathetic to both the host building and the surrounding conservation area. There is no objection to the clear acrylic panels which is placed above the horizontal beam. It is considered that the works will preserve the character and appearance of its surroundings. The works are compliant with policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan.

Neighbourhood amenity

Due to the positioning of the canopy which is located a considerable distance from the boundary with the surrounding properties it is considered that the proposed works would not adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure and is therefore considered to be consistent with policy SD6 of the UDP.

Recommendation Grant Permission

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