

Delegated Report		Analysis sheet		Expiry Date:		10/05/2010	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2010/1193/P			
Application Address				Drawing Numbers			
Alexandra House Maitland Park Villas London NW3 2ET				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of relocation of one foundation stone (entitled "Orphan Working School and Alexandra Orphanage") pursuant to part of condition 51 (relating to retention or relocation of existing historical structures and memorabilia on the site relating to the former Orphanage school use) of planning permission granted 27.8.09 (ref 2009/0896/P) for the demolition of the existing buildings and the construction of a mixed use building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3).							
Recommendation(s):		Approve details					
Application Type:		Councils Own 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:		-					
CAAC/Local groups* comments: <small>*Please Specify</small>		-					
Site Description							
Former Council-owned hostel site now cleared of buildings and awaiting redevelopment for a care home following recent outline permission. It has several historical memorabilia on site, notably 2 memorial plaques relating to the former orphan working school and boundary railings and stone gate piers at the entrance and road frontage, which the Council is keen to retain or relocate as appropriate.							
Relevant History							
27.8.09- Outline planning permission 2009/0896/P granted for the demolition of the existing buildings and the construction of a mixed use building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road.							

Relevant policies

Replacement Unitary Development Plan 2006

SD1, B1,3

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.

CS15, CS14, DP24, DP25

Assessment

Condition 51 requires details to be submitted for approval before development commences on site regarding proposals to retain or relocate existing historical structures and memorabilia on the site relating to the former Orphanage school use (including 2 memorial plaques located on the buildings and 4 entrance pillars and boundary railings located on the street frontage).

The officer's report recommended this condition for this reason:

The existing buildings and boundaries of the site do have some remnants and memorabilia of the original orphan school on the whole site which are of some local historical interest and would be worth preserving in any future redevelopment of the site. These include two plaques on the front of main buildings within the site which are in good condition and given their historic significance (laid in 1906), they should be retained either onsite or in an appropriate offsite location elsewhere. The four piers date back to the late 1800's and provide a historic link to the original road to Maitland House and the later Orphanage. These are in a relatively poor state, but can be easily restored. According to the submitted site plan, one is to be retained in-situ and one relocated, but there is no reason why all cannot be retained and incorporated in some form along the new realigned boundary. It is probable that the iron boundary railings with spear-headed finials are original also. Conditions will be placed to ensure details of the retention of the memorial plaques and details of the new boundary, to incorporate existing piers and railings where possible, are submitted for the Council's approval.

This application is to partly discharge this condition in relation to one memorial plaque within the site, namely the foundation stone for the Orphan Working School and Alexandra Orphanage dating from September 1906. A request has been made to relocate this stone to the Royal Alexandra and Albert School in Reigate Surrey. No details have yet been formulated for the exact repositioning of the other stone (commemorating a nursery) which is less important historically nor the boundary railings and piers etc, as a final bidder has not been chosen and a design finalised for the development of this site and thus it is too early to know where and how these features would be incorporated into the design.

The proposal has been subject to officer discussions and considered acceptable and entirely appropriate in the context of the history of this site. The children from the orphan school and orphanage were moved from Maitland Park to Surrey during the war and in 1944 the orphanage was renamed by King George VI the Royal Alexandra School; in 1945, it was moved from its temporary accommodation to be co-sited with the Royal Albert School in Surrey and later both were amalgamated and moved to a new site in Reigate. Hence this school wishes to have the foundation stone as a historical memento of its origins; it plans to install this stone as part of its current refurbishment of a school building to be renamed Maitland House which will be reopened later this year. The school maintains strong links with its past pupils, some of whom have memories of the old orphanage in Camden.

Furthermore as part of the consultation response to the previous planning application for redevelopment of the Maitland Park site, comments were made by a local historian who mentioned that "previous orphans who lived there up to 1939 are very keen that the two foundation stones be passed to the Royal Alexandra and Albert School in Gatton Park, Reigate Surrey as they are the "descendants" of the Orphans Working School at Maitland Park".

In the light of this, officers have no objection to the proposal to relocate the foundation stone to the new RAA school site in Surrey, on account of the historical context whereby the stone would be more meaningfully sited within the RAA school site rather than on the current hostel site, and as it was not currently (nor would be in future) publicly accessible for viewing on the hostel site.

An informative is suggested to request a photo of the stone in the context of its new position for the Council's records. A further informative will remind the applicant that the remainder of condition 51 remains outstanding and requires details to be submitted and approved.

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