

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 12<sup>th</sup> April 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	15/04/2010
		N/A	<b>Consultation Expiry Date:</b>	24/03/2010
<b>Officer</b>			<b>Application Number(s)</b>	
Jennifer Walsh			2010/0978/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Kentish Town Primary School Islip Street London NW5 2TU			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>				
Amendments including the installation of plant work and associated flues to planning permission reference 2009/0581/P granted 30th June 2009 for alterations and extensions including the erection of a single storey extension to the western end of the school building and at the rear, along with external canopies, landscaping and alterations to boundary walls and vehicle access gates of the existing primary school (Class D1).				
<b>Recommendation(s):</b>		Grant Planning Permission		
<b>Application Type:</b>		Councils Own Permission Under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	91	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 03/03/2010 – 24/03/2010. 1 Letter of support has been received.					
CAAC/Local groups comments:	No response has been received from Bartholomew CAAC					

### Site Description

The application site is a triangular parcel of land bounded to the south by Islip Street, west by Frideswide Place and north east by a railway cutting and the Kentish Town overground station. The main building on the site is the Victorian school building which is flanked to the east and west by 1970s extensions and outbuildings.

On the south side of Islip Road are a mixture of two and three storey houses and flats which are in Bartholomew Estate Conservation Area. To the west is Frideswide Place which no through access and has a rather “back of house” feel.

### Relevant History

**2004/2382/P:** The erection of brick wall to the west side of the school to replace metal paling (open) fence. Granted on 28/07/2004.

**2007/5565/P:** Erection of a single storey front extension to junior building, and installation of solar panels on the roof of both the infant and junior buildings. Granted on 27/02/2008.

**2009/0581/P:** Alterations and extensions including the erection of a single storey extension to the western end of the school building and at the rear, erection of a covered canopy to the rear of the school building, creation of a new drop off and service area and two vehicular entrances with associated alterations to the boundary wall and vehicle access gates on the Frideswide Place frontage, landscaping of external play areas and alterations to improve access and circulation to the existing primary school (Class D1) Granted on 30/06/2009

**2010/1570/P:** Submission of details pursuant to Condition 4 (brick and slate sample) of planning permission ref 2009/0581/P, dated 30 June 2009 for alterations and extensions including the erection of a single storey extension to the western end of the school building and at the rear, erection of a covered canopy to the rear of the school building, creation of a new drop off and service area and two vehicular entrances with associated alterations to the boundary wall and vehicle access gates on the Frideswide Place frontage, landscaping of external play areas and alterations to improve access and circulation to the existing primary school (Class D1)/ Registered 30/03/2010. Awaiting decision.

## **Relevant policies**

### **London Borough of Camden Replacement Unitary Development Plan 2006**

SD6 Amenity for occupiers and neighbours  
B1 General design principles  
B3 Alterations and extension  
B7 Conservation areas  
SD7B Noise/vibration pollution  
SD8 Disturbance from plant and machinery

### **Camden Planning Guidance 2006**

#### **Bartholomew Conservation Area Statement**

### **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  
DP28 - Noise and vibration  
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

## Assessment

### The proposal

This application seeks solely to add two external pipes to an approved scheme for an extension to Kentish Town Primary School (2009/0581/P).

The two pipes (boiler flue and hot water flue) are required to service the plant room located at the front of the buildings. These are required to be:

- 1) Above the highest point of the building within a 4m radius of the flues
- 2) 3 metres above any adjacent openable area

### The main issues to consider are:

- Impact on the character and appearance of the building
- Impact on the amenity of the adjoining residents

### Impact on the character and appearance of the building

To minimise the impact from the street elevation, the proposal seeks to position the flues as far back from the south and west elevations. Through slightly adjusting the position of the previously approved rooflight, the height of the flues is reduced to a similar height of the existing chimney.

The architects have looked at three options with the submitted scheme being their preferred option. They argue that this is the least intrusive option of the three. As the flues would be situated within the junction between the two buildings they would be largely screened except in direct views from Islip Street. In more oblique views from Frideswide Place and Kentish Town Road only the top section of the flues would be visible and their relatively slender profile seen again the backdrop of the original school building would have a limited impact. It is therefore considered that the addition of the flues, would not have a detrimental impact on the design of the school extension, the existing school building or the wider conservation area. The proposal is therefore considered acceptable in design terms subject to a condition requiring the flues to have a grey powder coated finish to blend in with the existing slate roof.

### Impact on the amenity of the adjoining residents

An independent Mechanical and Electrical Report has been submitted as well as an Acoustic Report. The nearest noise sensitive window is calculated to be located approximately 25m away. At this window it is calculated that a noise level of 28 dBA  $L_{A90}$  would be present. This is considered acceptable in relation to the night time criteria background noise level which is 41 dBA  $L_{eq}$ , and would comply with the Councils noise standards.

In order to ensure that the proposed plant/machinery would not have an adverse impact on the amenity of the adjoining residents in terms of noise generation the model noise condition is recommended to ensure compliance.

Although it is accepted that the proposed flues would be visible from Islip Street, it would not have an adverse impact on the privacy or daylight and sunlight afforded to the windows of the adjoining properties. The proposal would be considered acceptable in terms of the amenity of the adjoining properties in terms of privacy and daylight and sunlight.

**Recommendation: Grant Planning Permission subject to conditions**