

Delegated Report		Analysis sheet		Expiry Date:		31/03/2010	
		N/A		Consultation Expiry Date:		03/03/2010	
Officer				Application Number			
John Sheehy				2010/0461/P			
Application Address				Drawing Numbers			
Holy Trinity Primary School Trinity Walk London NW3 5SQ				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Erection of an infill extension on part of the east courtyard to provide additional school accommodation.							
Recommendation:		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	4	No. of responses No. electronic	0 0	No. of objections	0
Summary of consultation responses:		Site notice displayed from 10 th February to 3 rd March. No comments, objections or expressions of support received from neighbouring occupiers.					
CAAC comments:		Fitzjohn's/ Netherhall Conservation Area Advisory Committee consulted; no response received.					
Site Description							
Holy Trinity Primary School is located on the southern side of Trinity Walk, a pedestrian footpath between Finchley Road and Maresfield Gardens. The school is bounded to the south by the North Star public house/ College Crescent and to the east by South Hampstead High School for Girls. The original main school building, which is Victorian, comprises ground and first floors. The main entrance to the school is via Trinity Walk (north elevation); this provides access into a courtyard along the east side of the site where there are also a number of single-storey outbuildings containing WCs and stores. The school building is not listed, but is located in Fitzjohn's/ Netherhall Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation Area.							
Relevant History							
October 2007 Planning permission and conservation area consent granted subject to S106 (signed 18 th of October 2007) for extension and reconfiguration of existing school (following substantial works of demolition) including excavation of lower ground floor level, erection of single-storey extension to north elevation (Trinity Walk) at ground floor level, erection of part single-storey and two storey extension to east elevation (infilling part of courtyard), erection of single-storey extension at ground floor level to south elevation and erection of extension at ground floor level on east elevation (playground elevation) to increase its capacity by 21 pupils and alterations to elevations including installation of new entrance doors to Trinity Walk, refs. 2007/0397/P and 2007/0399/C. NOT IMPLEMENTED.							

December 2007 Details of all new doors and windows as well as their openings and including rooflights and roof pursuant to condition 2(b & c) of planning permission ref. 2007/0397/P approved, ref. 2007/5171/P.

April 2008 Details of new brickwork pursuant to Condition 2a of the planning permission Ref: 2007/0397/P approved, ref. 2008/1339/P.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and Extensions

B7 Conservation Areas

Camden Planning Guidance 2006

Other Material consideration: *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.*

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Proposal: erection of an infill extension on part of the east courtyard to provide additional school accommodation.

The extension would be erected following removal of an existing overhanging roof which is located over part of the courtyard/ playground.

Assessment:

The proposal has been assessed against the Council's policies and guidance in relation to design, amenity and all other material planning considerations.

Design

The proposed infill extension would be 3.1m in height (at its highest point), 5.4m in width and 8.7m in length. It would be made up of a gently sloping mono-pitched roof containing 6 rooflights. The elevation facing onto the courtyard would be substantially-glazed. The materials used in the extension would match those used elsewhere in the school building.

The proposed extension would be a discreet, low-rise structure which is considered to be subordinate to the principal school buildings. Due to the solid fencing surrounding the school, and the low-rise nature of the extension, it would not be visible from the public realm. The proposed extension is considered to respect the site and setting of the positive contributor to which it would be attached: the extension is considered to be of an appropriate standard of design for its location.

Amenity

Given the scale and location of the proposed extension, it is considered that the proposal would not have a detrimental impact on the amenity of neighbouring occupiers in terms of sunlight, daylight, outlook and privacy.

Recommendation: grant conditional permission.

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