

DISCLAIMER

Decision route to be decided by nominated members on Monday 29th March 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	26/12/2008
		N/A / attached	Consultation Expiry Date:	12/12/2008
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			1)2008/4890/P & 2) 2008/4891/L	
Application Address			Drawing Numbers	
Jack Taylor School Ainsworth Way London NW8 0SR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
1) External alterations including installation of new entrance doors, refurbishment of timber door and screen on north side elevation and replacement of external ramped access to north side entrance with steps.				
2) External and internal alterations including installation of new entrance doors, refurbishment of timber door and screen on north side elevation, replacement of external ramped access to north side entrance with steps, refurbishment of entrance gate, new built-in storage, refurbishment of doors and access to external courtyard.				
Recommendations:	1) Grant planning permission 2) Grant listed building consent subject to GOL			
Application Type:	Councils Own Permission Under Regulation 3			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	02	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 19/11/2008 to 10/12/2008. The occupiers of 17 Stevenson House objected the proposal on grounds that the proposed works would disturb the area and would result in noise nuisance and damage to the road surfaces. <i>Response: The proposed ramps and bus parking bays have been omitted from the proposal. The impact of construction noise on nearby residents is not a material planning consideration and is not covered by planning legislation, but is subject to control under Environmental Health legislation, namely the Control of Pollution Act.</i> The occupiers of 12 Stevenson House supported the application but objected if the school becomes for teenage tearaways. <i>Response: Not a relevant planning consideration.</i>					
CAAC/Local groups comments:	No reponse has been received.					
Site Description						
The application relates to Jack Taylor School, a single-storey structure within the curtilage of a Grade II* listed Alexandra Estate at the north end of Ainsworth Way (off Boundary Road) in the Alexandra Road Conservation Area. It is constructed of fair-faced concrete block work around a number of court yards.						
Relevant History						
2008/1797/P – Planning application for the installation of new access ramp and electric doors on front elevation and re-landscaping including the provision of two new parking spaces was withdrawn on 02/09/2008 by the agent following the Camden's Transport Planner's reservations. The associated listed building consent was also withdrawn on 02/09/2008 (ref: 2008/3730/L). 2008/3032/A – Advertisement consent was granted on 12/08/2008 for the displaying of externally illuminated individual lettering to front elevation (wall) of school building.						
Relevant policies						
Replacement Unitary Development Plan 2006 SD6 – Amenity for Neighbours and Occupiers B1 – General Design Principles B3 – Alterations and Extensions B6 – Listed Buildings B7 – Conservation Areas Camden Planning Guidance 2006 Alexandra Road Conservation Area Statement						

Assessment

Proposal:

The original proposal was for external and internal alterations including new entrance doors, refurbishment of timber door and screen on north side elevation and alterations to hard landscaping including new paving, steps and ramp and replacement of handrails and provide two parking bays for buses to school.

Following concern over the risk to highway safety from the proposed bus parking bays and ramps, the applicant omitted these elements from the proposal. Additionally, it was considered that the proposed ramps not to comply with the requirements of section 1.26 of Part M.

The applicant now only seeks permission for some minor external alterations to the school including the installation of new main entrance doors, a new door and screen to the north elevation, the replacement of an external ramped access with steps, some refurbishment works including the refurbishment of the entrance gate, new built-in storage and the refurbishment of doors and access to the external courtyard.

Design and Appearance:

As the Jack Taylor School is listed by virtue of being a structure within the curtilage of the Grade II* listed Alexandra Estate, any works to the school requires listed building consent. The building is a simple modernist structure. The proposed external alterations would be minor and would respect the appearance of the existing building. New timber automatic doors to the entrance would be simple and largely glazed. It is also proposed to refurbish the existing timber cladding and door on the north side elevation. That refurbishment work would respect the existing fabric.

The new stairs and balustrade to the north side entrance would hardly be noticeable on the north side elevation of the building and would respect the appearance and character of the existing building and the wider estate. The building is of little interest internally. The proposed internal works are mainly refurbishment and will not have an adverse impact on the special interest of the Alexandra Estate.

Overall, the proposed works would be in keeping with the appearance and character of the building and would not harm the settings of the listed estate.

Amenity

Given the location of the building and its relationship with the nearby properties the proposed works would not be likely to raise any significant amenity issues and complies with policy SD6.

Access

The removal of a ramp and its replacement with steps would be acceptable since the entrance to the school would retain a ramped access. The ramp to be removed is considered to be too steep and is in a poor condition.

Recommendation: The proposed works are considered to preserve the special interest of the listed Alexandra Estate and would not harm to the amenities of the neighbours therefore it is recommended conditional planning permission and listed building consent should be granted.