

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th February 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:	16/02/2010
		N/A / attached	Consultation Expiry Date:	03/02/2010
Officer			Application Number(s)	
Jonathan Markwell			2009/3994/P	
Application Address			Drawing Numbers	
New End Primary School Streatley Place London NW3 1HU			Please see decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of metal railings on dwarf walls, associated with walkway between upper and lower levels within New End Primary School garden annexe, located at corner of Boades Mews and Streatley Place.				
Recommendation(s):		Grant Planning Permission		
Application Type:		Councils Own Permission Under Regulation 3		

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 erected on 13/01/2010, expiring on 03/02/2010. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	Hampstead CAAC was formally consulted but has not provided a response to date.					
Site Description						
<p>The application site comprises the garden annexe associated with New End Primary School. The garden area is to the east of the main school building, which is a grade II listed five-storey building built in c.1906 by TJ Bailey and the LCC Architect's Department, Schools Branch. The garden area rises in land levels from south to north and thus comprises separate lower level and upper garden levels. A path leads between the upper and lower levels. From the site visit undertaken on 26/01/2010 it was seen that part of the wall has recently been rebuilt. At lower garden level part of the wall comprises doors associated with storage areas beneath the upper garden area. The site is enclosed by a 2m high wall on the Boades Mews elevation (gradually rising in line with the land at this point). A further 2m high wall encloses the site on the Streatley Place elevation. The wall rises in height to c. 2.7m on the junction of Boades Mews, New End and Streatley Place.</p> <p>The application site is bounded by Streatley Place to the north, beyond which are residential properties located on New End. To the east is the residential building of No. 42 New End. To the south are two residential properties, No's 1 and 2 Boades Mews. Boades Mews itself, a pathway between Streatley Place and Flask Walk, is steeply sloped (rising from south to north) and is to the west of the application site. Further to the west is the main New End Primary School building. To the north-west is the junction of Boades Mews, New End and Streatley Place. The lamp-post on the junction of Streatley is grade II listed.</p> <p>The application site is located within Hampstead Conservation Area. The garden area itself is not listed, but the adjacent main school building is (as identified above).</p>						
Relevant History						
None.						

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD1 – Quality of life

B1 – General design principles

B7 – Conservation areas

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

Assessment

1. Introduction

1.1 Planning Permission is sought for the installation of metal railings on top of dwarf walls associated with the walkway between the upper and lower levels of the garden area used by New End Primary School. To clarify, all works are within the footprint of the existing garden site, which is located at corner of Boades Mews and Streatley Place and enclosed by existing 2m – c2.7m high boundary walls on these elevations. No works are proposed to the external boundaries of the site.

1.2 The railings are required as a safety feature for users of the New End Primary School garden area. At present the existing dwarf walls between the lower and upper levels of the garden are not considered to be safe for use by pupils of the school. The metal railings will be black painted and include a handrail on the inside elevation. At lower level they will rise in height as the walkway does at this point and will be approximately 1.2m in height and 14.8m in length. The upper level railing will be approximately 1.2m in height and 10m in length.

1.3 Given that part of the walls on which the proposed railings will be erected are 2.3m in height, part of the resulting walls will be thereby be above 2m in height. Therefore, the proposed railings are not considered to constitute permitted development under part 2 (Minor operations) of schedule 2 the GPDO 1995 (as amended). Similarly, the proposals are not considered to be permitted development under part 32 (Schools, Colleges, Universities and Hospitals) of schedule 2 the GPDO 1995 (as amended). This is for this part of the GPDO only relates to buildings associated with Schools and not elements such as railings proposed in this instance. As such, planning permission is required for the proposed works.

2. Design

2.1 In terms of design, the proposed railings are considered to be of an appropriate design, with black painted metal railings of a similar nature than that proposed being seen close by on properties located on New End. The height of the railings has been limited to 1.2m in order to ensure that they do not rise above the height of any of the boundary walls that surround the garden site. Although it is acknowledged that the railings will be visible from the Boades Mews walkway, owing to the land levels at this point, they are not considered to be excessively prominent to such a degree that they would be considered to be detrimental to the character and appearance of this part of the conservation area. Furthermore, the railings are not considered to be visible from either Streatley Place or New End. This is owing to land levels and the height of the boundary walls at these points, which are higher than the proposed railings within the garden site at this point. In overall terms the railings are considered to

preserve this part of the conservation area. In addition, the proposed works are not considered to harm the setting of any nearby listed buildings, such as the main building of New End Primary School.

3. Amenity

3.1 The proposed railings are not considered to impinge on the amenity of any neighbouring occupiers. There are no facing windows on the side elevations of No. 42 New End or No. 1 Boades Mews adjacent to the boundary with the application site. Moreover, given the presence of walls surrounding the application site, the proposed railings are not considered to impinge on the outlook of any neighbouring occupiers. Similarly, given the nature of the proposals, no overlooking/privacy or sunlight/daylight issues arise.

3.2 In addition, in terms of the amenity of future users of the walkway, the proposed railings will provide protection against possible falls from between the upper garden level and the lower garden level. As such, they will provide a safety function for the young users of this area. At present the upper garden area is unused by children of New End Primary School owing to safety concerns; this will be overcome by the proposed railings.

4. Recommendation

4.1 Grant Planning Permission