

DISCLAIMER

Decision route to be decided by nominated members on Monday 24th August 2009. 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:	20/08/2009
		N/A / attached	Consultation Expiry Date:	07/08/2009
Officer			Application Number(s)	
Elaine Quigley			(i) 2009/2445/P (ii) 2009/2446/L	
Application Address			Drawing Numbers	
New End Primary School, Streatley Place, Hampstead, London, NW3 1HU			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
(i) External alterations to include the refurbishment of existing windows, installation of new rooflights; repairs to roof, all to match existing, and new extract vents for new ventilation system to first floor kitchen of existing school.				
(ii) External and internal alterations to include the refurbishment of existing windows, installation of new rooflights, repairs to roof, all to match existing, and new extract vents for new ventilation system to first floor kitchen of existing school.				
Recommendation(s):		(i) Grant planning permission subject to conditions (ii) Grant listed building consent subject to conditions		
Application Type:		Councils Own Permission Under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	None received					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC – no objections					

Site Description

The application site is bounded by three roads, Streatley Place to the north, Boades Mews to the east and Murray terrace to the south east. To the south are properties fronting onto Lutton Terrace off Flask Walk. The site comprises a four double height storeys red and yellow brick building. It is a Grade II listed building built in c1906 by TJ Bailey and the LCC Architect's Department, Schools Branch. The building is occupied as a primary school.

The site is within the Hampstead Conservation Area and is surrounded by a number of listed buildings. To the west lies nos. 1-40 (consec) New Court, Flask Walk that comprises four blocks of artisans' flats and are Grade II listed buildings. To the south is no. 41 New Court, Flask Walk. This comprises a Grade II listed detached cottage.

Relevant History

20/11/1998 - The infilling of the existing undercroft area, adjoining the lower playground, for use as additional classroom space, and the erection of a covered bin store at the southern tip of the lower playground (ref no: PW9802324 and LW9802476).

Relevant policies

Replacement Unitary Development Plan (UDP) 2006

- SD6 Amenity for occupiers and neighbours
- SD7 Noise/vibration pollution
- SD8A Disturbance from plant and machinery
- B1 general design principles
- B3 Alterations and extensions
- B6 Listed buildings
- B7 Conservation areas
- B8B Sites and monuments of archaeological importance
- Appendix 1 Noise and vibration thresholds

Camden Planning Guidance (CPG) 2006

- Conservation areas
- Daylight and sunlight
- Design
- Extensions, alterations and conservatories
- Listed buildings
- Noise and vibration
- Overlooking and privacy

Hampstead Conservation Area Statement (CAS)

Assessment

1.0 Proposal

1.1 Planning and listed building consent are sought for external and internal alterations to include the refurbishment of existing windows; installation of new replacement conservation style rooflights; repairs to roof; and installation of new extract vents within the existing first floor windows for a new ventilation system to first floor kitchen of existing school.

1.2 The works mainly relate to repairs and minor modifications to the building including the replacement of rooflights in the south elevation fronting Streatley Place and new louvred sections in the first floor kitchen windows to ventilate the kitchen. The works would include the following:

- External works

dormer louvre vent to be renewed in hardwood; rooflights to be renewed; indenting of stonework in chimneys and lime mortar repairs; brick and stone cleaning using a combination of nebulous water spray and DOFF system; new code 4 lead cloaking to cornices, rooflights and dormer windows; mortar repairs and minor patching in of the new bricks where they have spalled or are unsound; new gutters to match existing; timber windows all to be retained, draughtproofed and repaired using the Dry Flex resin repair system; demolition of a spur wall on the flat roof; installation of new boiler flue at first floor level

- Internal works

Installation of a new ventilation system to the first floor kitchen that would be concealed in a new ceiling that would be 1m below the existing ceiling. All the existing detailing would be retained

1.3 The main issues to be considered are:

- Impact on the character and appearance of the building
- Impact on the character and appearance of the conservation area
- Amenity

Character and appearance of the building

1.4 It is proposed to install a new ceiling at first floor level to conceal a new ventilation system for the first floor kitchen. The space is not considered to be of historic significance within the building and the new ceiling would not be harmful to the existing ceiling. Four new vents would be installed at first floor level above the existing first floor windows. They would replace existing high level windows and extract fans. The size of the openings would remain unchanged. This would not be considered harmful to the architectural or historic significance of the listed building. The colour of the vents has not been detailed. A condition would be attached to ensure that the vents would be painted white to match the existing windows.

1.5 The minor modifications and repairs to the external parts of the building would not be considered harmful to the special interest of the building and would be acceptable.

1.6 New metal rooflights would be installed to replace the existing timber rooflights. They would be flush fitting, multi-paned and would match the size of the existing roof lights. They would not be considered to harm the special character of the building.

Character and appearance of the conservation area

1.7 The proposed external works would mainly result in minor modifications and repairs to the existing building. The works would not harm the character or appearance of the conservation area and would be considered acceptable.

1.8 The site is situated within an archaeological priority zone. As no excavation ground works form part of the proposal there would be no archaeological implications.

Amenity

1.9 The proposal would include the installation of a new ventilation system in association with the first floor kitchen. This would be expressed externally by the installation of new vents at first floor level. These would be installed in the north and east elevation of the building. The agent has advised that the kitchen ventilation equipment would operate between the hours of 08:00 and 14:30. It would be fitted with a two speed fan to conserve energy with a lower duty operation when the kitchen staff is preparing foods prior to cooking and washing up. During the cooking process the ventilation plant would operate at its higher speed setting. The Council's Environmental Health Team has no objections to the proposal, given the intended hours of usage during daytime, potential noise from fans and the distance from neighbouring residential properties. The standard condition would be attached to ensure that the proposal would comply with the Council's minimum noise requirements.

Conclusion

1.10 The proposal would be recommended for planning and listed building consent subject to conditions.