

Delegated Report		Analysis sheet		Expiry Date:	19/03/2008
		N/A / attached		Consultation Expiry Date:	N/A.
Officer			Application Number(s)		
Miss Kiran Chauhan			2008/0546/P		
Application Address			Drawing Numbers		
Highgate Road Baptist Church Highgate Road London NW5 1BS			See decision.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details of access pursuant to condition 12 of planning permission (ref. 2005/0888/P) dated 23rd June 2006 (for the redevelopment of existing chapel; Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential units within the chapel).					
Recommendation(s):		Refuse.			
Application Type:		Approval of Details			

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:						
CAAC/Local groups* comments: *Please Specify	<p>Chetwynd & Twisden Roads Residents' Association comment:</p> <ul style="list-style-type: none"> - it is unclear which part of the site this condition relates to and whether it applies to the buildings as built. <p>Response: The condition relates to the whole of the site but details submitted here are only in respect to part of it. The condition should have requested these details before works on site commenced but unfortunately this was not specified in the condition.</p> <p>The Association also comment on various other elements of the access statement – the acceptability of the statement has been assessed by the Council's Access Officer and her comments are listed below.</p> <p>The Association also query a statement made on the covering letter of the submission (regarding bicycle storage) but this has no bearing on the determination of this submission.</p>					

Site Description

Site lies in Dartmouth Park CA and is currently undergoing redevelopment in association with the implementation of the permissions listed below. Since those permissions were granted, half of the site containing the chapel building has been sold off to private developers and therefore the site is in two different ownerships. This therefore means that all of the conditions will be submitted separately for each half of the site. The details submitted in this application are for the Sunday school building (the new church) and the Nursery building and these are in the north eastern section of the site (refer to dwg 630-100C).

Relevant History

There is extensive planning history on the site but that which is relevant to the determination of this application is listed below.

2005/0888/P – PP granted subject to a S106 legal agreement on 23.6.06 for the redevelopment of existing chapel, Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential flats within the chapel.

Relevant policies

SD1, B1
Camden Planning Guidance

Assessment

The details submitted here are with respect to access to the Sunday school building (now the new church) and the nursery only. No details have been provided with respect to the new residential accommodation which is contained within the refurbished chapel as this part of the site is in different ownership.

The condition reads:

Full details of how access for people with disabilities shall be achieved into and within all buildings at the site. Details shall also be submitted for all external areas and surfaces within the application site.

Reason: In the interests of accessibility in accordance with UDP policy RE3 and HG14 of the London Borough Of Camden Unitary Development Plan 2000.

The comments within the Access Statement are noted and the following items will need to be addressed.

External areas 1: Nursery garden

The Access Statement states that there is a step down of 150mm to the paved area. A single step is not acceptable under Part M of the Building Regulations and level or ramped access should be provided.

The Nursery Access and use

No mention is made of colour contrast handrails being provided to both sides of the stair in line with Part M of the Building Regulations.

Part M also suggests that consideration should be given to the provision of a second lower handrail on stairs (particularly in schools) for use by children (and people who are short in stature. This second handrail should comply with the requirements of 1.37b.

No unique facilities should be provided on the upper floor of the Nursery Building due to the absence of a Lift (their comments that this will be managed are noted).

New Church Building

Part M allows for the provision of flights containing no more than 12 risers but exceptionally no more than 16 in restricted areas where the plan area is restricted. There is concern here as the proposal is

to provide a flight of 22 risers.

In the light of the above, the access arrangements are unsatisfactory and do not meet required standards.

Recommendation: Refuse.

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