

Delegated Report		Analysis sheet		Expiry Date:		02/11/2007	
MEMBERS BRIEFING		N/A / attached		Consultation Expiry Date:		10/10/2007	
Officer				Application Number(s)			
Joe Purcell				2007/4081/P 2007/4084/L			
Application Address				Drawing Numbers			
Beckford Primary School Dornfell Street London NW6 1QL				Site Location Plan; Drawing No. 254/X01 rev B; X04; X05; X06; L16A; L17 rev C; D30; D31; View of Canopy; View of Stair & Lift Enclosure; Feasibility Study			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. 2007/4081/P Alterations to provide covered access from the upper playground and main school building to the lower playground and dining hall, including the addition of a lift, stairwell, canopy, and raised timber walkway. 2. 2007/4084/L Alterations to provide covered access from the upper playground and main school building to the lower playground and dining hall, including the addition of a lift, stairwell, canopy, and raised timber walkway.							
Recommendation(s):		1. Grant Planning Permission 2. Grant Listed Building Consent					
Application Type:		1. Councils Own Permission Under Regulation 3 2. Listed Building Consent					
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 displayed on the 19/09/2007 expiring 10/10/2007. No objections received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is a Grade II listed building surrounded by Glastonbury Street, Bloomsleigh Street, Dornfell Street and Ravenshaw Street. The site is not located within a Conservation Area.

Relevant History

There is no relevant planning history with regard to this application.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Camden Replacement Unitary Development Plan 2006

B1 General design principles;

B3 Alterations and extensions;

B6 Listed Buildings

SD1 Quality of life

Camden Planning Guidance 2006

P114 – Listed Buildings

Assessment

The application seeks planning permission and listed building consent for alterations to improve the access between the existing main school building and the dining hall, these alterations include

New lift and stair in brick and steel enclosure to provide access from the upper floor to the ground floor dining hall.

Raised timber access platform with steel railings to allow access from the new lift to the dining hall for wheel chair users

Steel canopy with poly carbonate roof to keep children dry from adverse weather.

The principle considerations with regard to this application are what impact the alterations would have on the listed buildings and do the proposals allow access for all.

Design

The applicant had a number of pre-app meetings with CU+D officers before the application was submitted to make sure the proposals would not have a negative impact on the surrounding listed buildings. The CU+D officers are satisfied that the proposals have minimal impact on the main school building (listed), and the design allows views to the gable window on the Dining Hall (unlisted) building in the lower playground to be retained which is considered a positive benefit.. The alterations to the covered playground area (unlisted) are minimal and the character and functionality of this covered area will be retained.

From a planning perspective the design of the alterations are considered acceptable and would not have any detrimental impacts on the main school building (listed) or Dining Hall (unlisted) and comply with all the relevant policies of the UDP.

Access

The proposed alterations will greatly improve accessibility to the dining hall from the main school building for all users. The proposal meet the requirements set out in policies SD1 – Quality of life and B1 – General Design Principles.

Conclusion

The proposed alterations are considered acceptable and comply with all the relevant policies of Camden UDP. The application is recommended for planning permission and listed building consent subject to condition.