

Delegated Report		Analysis sheet		Expiry Date:		23/03/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Kevin Fisher				2007/0436/P			
Application Address				Drawing Numbers			
Agar Community Nursery Agar Grove/Wrotham Road London NW1 0RJ				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details pursuant to conditions 2; (trees) 9a; b; c; d; e; (method statement) and 10; (hard and soft landscaping) of approved scheme 2006/2622/P dated 24/11/06 for the demolition of existing single storey nursery building (Class D1) and replacement with a part single and part two storey Children's Centre to provide nursery facilities for 72 children and associated community facilities for parent classes and training (Class D1).							
Recommendation(s):		Approve details					
Application Type:		Councils Own 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:		No SN/PN					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					

Site Description

The application site is occupied by an existing nursery on the Agar Grove Estate.

Relevant History

02/08/06 Planning consent was granted for the demolition of the existing single storey building and replacement with a part single and part two storey Children`s Centre to provide a nursery and associated nursery facilities.

Relevant policies

B1 General Design Principles
N8 Ancient Woodlands and Trees

Assessment

Condition 9

The method statement for the protection of trees on the site was put together in liason with Lou Phemister (Arboricultural Officer responsible for Education sites) and Kevin Fisher (Landscape Architect). This includes details of construction of the play area at the rear involving raised levels around trees to maintain sufficient levels of moisture and oxygen to the root zone whilst spreading the loading to minimise compaction.

Condition 10

The proposed hard and soft landscape details are considered to be acceptable. Due to the enclosed nature of the site the value of the landscape elements is largely internal to the site. The proposals provide play areas and new planting. Two trees proposed for planting on the original planning permission have been ommitted due to lack of space and light. This is considered to be acceptable. A new small tree is proposed for the courtyard to the nursery building.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613