

Delegated Report		Analysis sheet		Expiry Date:		30/11/2006	
		N/A / attached		Consultation Expiry Date:		7.11.06	
Officer				Application Number(s)			
Charles Thuaire				2006/4372/P, 2006/4585/L			
Application Address				Drawing Numbers			
University College School Frogna London NW3 6XH				See decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a new electrical sub-station with meter room alongside northern boundary							
Recommendation(s):		Grant permission and LB consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
Summary of consultation responses:		Plus site notice- no response					
CAAC/Local groups* comments: *Please Specify		RedFrog CAAC comment- "we would have hoped that something more in keeping with the handsome Edwardian buildings on the site could have been provided by an electricity supply company". English Heritage- flexi-authorisation					

Site Description

Large secondary school campus on east side of Frognal with 3 Grade 2 listed buildings on frontage, and with sports complex currently undergoing development and a new D&T centre about to commence Within RedFrog CA.

Relevant History

15.11.05 - pp for erection of new D&T and modern languages centre

23.06.06 – pp and lbc for demolition of existing gas intake building and erection of a new electrical sub-station and gas meter building.

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.

Repl UDP- S1/2, B1,6,7, SD6,8

Assessment

The scheme is effectively a variation to the previous planning permission dated 23/06/06 for the demolition of existing gas intake building and erection of a new electrical sub-station and gas meter building.

The campus currently has 2 small substation and gas intake buildings 3m wide and 3m high on the north boundary of the site adjoining the brick boundary wall and facing the service access road to the rear of the campus and facing the north listed block. They are not visible from the road. They are utilitarian in nature with brick walls and concrete flat roofs. EDF previously required the substation to be rebuilt with enhanced capacity and thus proposed in the approved scheme to demolish the meter block and replace it with a new structure comprising both an additional substation, new gas intake and meter room. It was to be similar in design and height to the existing substation with brick walls and a flat roof, and sized 3.4m deep, 7m wide and 3m high.

The new proposal now follows EDF's changed requirements, as, for technical reasons, it is no longer possible to have the gas intake block incorporated with the new substation. The proposal is to keep the gas intake block and erect to its east a new substation and meter block, very similar in size at 7m wide, 3.9m deep and 3m high. It will be faced in brickwork to match the adjoining listed buildings, have a slightly pitched roof and have a louvred metal panel enclosing 3 doors on the front elevation.

The structure is very similar to that approved one in size and siting and is considered to be acceptable in design, size and siting- it will be invisible from the street and will have no impact on the character/appearance of the conservation area. It will have minimal impact on the setting of the listed buildings nearby as they are discreetly located against the high rear wall with other utilities and appropriately designed in brick walls to match existing ones. Its detailed design is entirely appropriate in this setting adjoining these listed buildings. It will have no impact on local amenity as they are hidden behind higher boundary walls from neighbouring houses and will have minimal noise output. It is thus acceptable in listed building and conservation area terms.

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