

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/10/2006</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>15/09/2006</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Lewis				2006/3664/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Edith Neville Primary School 174 Ossulston Street London NW1 1DN				See decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date</b>		
<b>Proposal(s)</b>							
Erection of a temporary classroom for nursery use (Class D1).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Councils Own Permission Under Regulation 3					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>28</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Support the proposal.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Site not in a Conservation Area					

## Site Description

The site is rectangular and is bordered by Purchase Street and Polygon Street on two sides with access from Ossulston Street and contains a primary school. The school is a part single part two-story flat roofed building. The site is identified as lying on contaminated land.

## Relevant History

**2006/0680/P** - Replacement of aluminium-framed windows at the school (Class D1) with new double-glazed aluminium-framed units – Approved.

**PSX0004904** - The erection of a single storey building for use as additional nursery class accommodation – Approved 19/09/00

**PSX0105414** - Replacement of existing boundary railings with raised metal railing to front and side elevation, and provision of new entrance – Approved 01/02/2002

**PSX0304060** - Erection of wooden play shelter and decking in school playground – Approved. 05/02/2003

## Relevant policies

SD6 – Amenity for occupiers and neighbours

SD10 – Hazards

B1 – General design principles

N8 – Ancient woodlands and trees

C1 – New community uses

Supplementary Planning Guidance (July 2002)

Camden Planning Guidance Consultation Draft 2006

## Assessment

### Overview

Planning permission is sought for the erection of a temporary classroom for nursery use (Use Class D1), constructed of glass fibre reinforced polyester resin cladding panels with double glazed upvc windows. The classroom would be rectangular with two entrance ramps enclosed by a timber balustrade and handrail. The structure would measure 8.0m x 13.0m and 3.0m high with a flat roof and would be sited in the south-eastern corner of the site.

The classroom is required to serve existing pupils at the school and no increase in numbers is anticipated.

### Design and Amenity

The existing buildings on the site are largely 1960s/70s flat roofed, pre-fabricated buildings, similar to the temporary classroom that is proposed. In light of this, there are no objections on visual grounds and the proposed siting in close proximity to another building is considered to be acceptable and would not encroach onto existing play areas. No details of the colour of the building have been provided, therefore a condition for a sample panel is recommended, to ensure it ties in with the existing buildings on site.

As no increase in pupil numbers is anticipated and because the nearest residential properties are on the opposite side of Purchase Road with the entrance points to the building facing in towards the other school buildings, there are no concerns regarding additional noise and disturbance to neighbouring occupiers or loss of light, outlook, privacy or overshadowing.

### Trees

The proposed building would be within very close proximity to two ash trees. The site is not in a Conservation Area and the trees are not subject to a TPO and could therefore be felled without consent. However, the application form submitted states that it is not intended to fell either of the trees and they provide significant amenity value for the site and surrounding area. Discussions have taken place as to how the building could be erected without causing damage to the root system of the tree, and whilst these have not been finalised as yet, it is anticipated that the building will be mounted on a concrete strip foundation requiring no excavation. As these details have yet to be agreed, a condition is recommended requiring a construction method statement to ensure no damage to the trees is recommended.

The loss of the grassed area around the trees is regrettable, as it provides amenity value in the streetscene. However, there is support for the improvement of educational facilities through policy C1 of the UDP, and as it is a temporary structure, the land can be restored to its former condition once it is removed. Furthermore, the proposed siting would not result in the loss of any formal playareas for the school.

### Contaminated Land

The former uses of the adjacent sites include a coal depot and an unknown industrial use which could have potentially led to the contamination of the site. In accordance with policy SD10 of the UDP it is therefore recommended that a condition for a contamination study be attached to any consent which would include details of any necessary remediation work to be carried out prior to the commencement of development.

### Recommendation

That planning permission be granted for a period of 2 years, after which the structure must be removed and the land returned to its former condition.

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