Delegated Report	Analysis sheet	Expiry Date:	04/10/2006
(Members Briefing)	N/A / attached	**Consultation Expiry Date:**	20/09/2006

Officer	Application Number(s)
Matthew Durling	2006/3715/P

Application Address	Drawing Numbers
Kingsgate Nursery School Kingsgate Primary School Kingsgate Road London NW6 2JG	See decision notice.

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date

Proposal(s)

Erection of wall in south-western corner of nursery playground adjacent to three existing walls and erection of roof over to create single-storey structure to provide storage space to the existing nursery.

Recommendation(s):	**Grant conditional planning permission**
Application Type:	**Councils Own Permission Under Regulation 3**
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**
Summary of consultation responses:	A site notice was displayed from 30/08/06 to 20/09/06 No representations received.					
CAAC/Local groups comments:	No representations received.					

Site Description

Kingsgate Nursery lies within the curtilage of Kingsgate Primary School, a London Borough of Camden school located at the junction of Kingsgate Road and Messina Avenue. The main entrance is located on Messina Avenue. The site is bounded by brick walls. It is not located within a conservation area.

Relevant History

05/06/2003: Council's own permission granted (Ref. PWX0302238) for installation of 4 flood lights (2 affixed on the building and 2 affixed on 6m high poles) to the existing fenced area in the school playground.

29/08/2000: Council's own permission granted (Ref. PWX0002479) for erection of a single storey reception and office building within the curtilage of the school and replacement of the existing gates to Kingsgate Road with a single double width gateway.

07/10/1994: Council's own permission granted (Ref. 9401098) for demolition of an existing temporary classroom block

and construction of extensions to an existing school building.

23/10/1985: Council's own permission granted (Ref. 8501527) for adaptation of the eastern block to form nursery classes

including external alterations.

Relevant policies

Adopted UDP 2006

S1/S2 – Sustainable development

SD1 (D) - Community safety

B1 - General design principles

B3 - Alterations and extensions

Assessment

Proposal:

Planning permission is sought to erect a wall within the south-western corner of the nursery playground adjacent to three existing walls and erect a roof over to create a single-storey structure to provide a secure storage facility to accommodate playground toys and school equipment.

Assessment:

It is proposed to site the new storage facility within the south-western corner of the playground. There is an existing brick structure in this location which has through years of neglect and under use become overgrown and fallen into disrepair.

It is proposed to build a new wall adjacent to three existing walls and erect a roof over to enclose the space. It is to be constructed of London stock brick to match existing, and the roof be constructed of felt, creating a dry and secure space. The proposal also involves re-opening a currently bricked-up door in the existing southern wall. The roofline of the structure will be located below the height of the existing parapet. The door faces into the playground. The proposed works will have no significant or harmful impact on the appearance of the structure from the playground or the public realm beyond.

It is considered that the proposal will improve the appearance of the existing structure as well as represent an efficient use of an otherwise under-utilised and overgrown space.

Recommend approval.