

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		25/09/2006	
		N/A / attached		Consultation Expiry Date:		14/09/2006	
Officer				Application Number(s)			
Grant Leggett				2006/3055/P			
Application Address				Drawing Numbers			
South Camden Community School Charrington Street London NW1 1RG				Site Location Plan; Drawing No.F1 Rev D; F4 Rev D; Supporting Statement; Fencing Specification; F5 Photo Sheet			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s) Erection and retention of new 3.5 metre high boundary mesh fence to be installed on top of existing 3m boundary wall surrounding nursery school building (Class D1).							
Recommendation(s):		Grant 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	07	No. of responses	00	No. of objections	00
Summary of consultation responses:		No responses.					
CAAC/Local groups' comments:		King's Cross CAAC. No response.					

Site Description

The application site is the South Camden Community College situated on the west side of Charrington Street. The application specifically relates to the nursery school at the south end of the site.

The site is not within any conservation area but the King's Cross Cemetery lies on the opposite side of Charrington Street to the east.

Relevant History

September 1994: Planning permission **granted** for the erection of a sports hall.

July 1996: Planning permission **granted** for the erection of a plant room for sports hall.

November 1996: Planning permission **granted** for alterations to front entrance including removal of existing external staircase and high level wall and provision of new metal staircase.

November 1998: Planning permission **granted** for the erection of a dining room extension together with alterations to the south western elevation facing Chalton Street.

June 2000: Planning permission **granted** for the erection of a 2 storey extension fronting Charrington Street, to provide additional classroom facilities and the City Learning Centre (Class D1).

January 2001: Planning permission **granted** for raising of existing fencing to 5.5m high to match existing and fronting Charrington Street and returning adjacent to existing nursery entrance.

September 2001: Planning permission **granted** for alterations to an existing main school entrance.

September 2001: Planning permission **granted** for erection of mosaic to front of building on Charrington Street elevation.

July 2002: Planning permission **granted** for erection of an infill extension to school building to provide additional class-room space together with associated walls and fences.

January 2003: Planning permission **granted** for the installation of sliding galvanised steel security screens with open mesh infill panels to the ground floor of the school building at front and rear.

October 2003: Planning permission **granted** for siting of 4 temporary classroom units on side of sports pitch for a period of 4 months.

February 2005: Planning permission **granted** for the erection of a single storey nursery school building including external playspace and storage facilities.

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD1D – Community safety

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Assessment

An additional 3.5m high mesh fence would be installed on top of the existing 3m high boundary wall to the nursery school at the south end of the South Camden Community School site, known as St Aloysius Nursery. The new fencing would replace fencing erected when the school was erected in 2005. The works were underway at the time of the application and had been mostly completed when the site visit was carried out.

The new fencing is higher and more robust than the original mesh fencing which became dilapidated very quickly. However the new fencing is not significantly different from what was previously on site and is acceptable. The visual amenity of the area and the character and appearance of the adjoining conservation area is preserved.

There is a playground to the south which has the same style of fencing, although not to the same height.

The development would not harm any neighbour's amenity.

Recommendation

Planning permission should be **granted**.

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