

Delegated Report		Expiry Date:	05/06/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Beckford Primary School Dornfell Street London NW6 1QL		i)2014/2592/P ii)2014/2748/L			
Proposal(s)					
i) Extension of the 'Little Beckford' building and retractable canopy to nursery elevation. ii) Internal and external alterations to existing school, including the extension of the 'Little Beckford' building.					
Recommendation(s):		Grant planning permission and listed building consent			
Application Type:		i) Planning permission ii) Listed building consent			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	24/4/14	15/5/14	Site notice	23/4/14	14/5/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	17/4/14	8/5/14	20		1
Consultation responses (including CAACs):	Objection due to lack of information provided. <i>Officer's comment: The drawings were made available as soon as it was drawn to the officer's attention.</i>				
Site Description					
The site is a school bounded by Dornfell St, Broomsleigh Street and Glastonbury Street. The school is Grade II listed but does not fall within a conservation area. 'Little Beckford' stands in the south west corner of the site.					
Relevant History					
Various planning and listed building applications have been submitted in relation to the school buildings. The main applications of relevance to this application are listed below: PWX0203052 & LWX0203053: Erection of a single storey outbuilding for use for purposes ancillary to the school. <u>Granted</u> 13/01/2003					

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

London Plan 2011

NPPF 2012

Assessment

Proposal:

Permission and listed building consent is sought for the following:

- The provision of a retractable canopy from the Nursery over the playground.
- An extension of 'Little Beckford' infilling the rear yard to the rear of it. The extension would measure approximately 4.3m by 6.13m and would be 2.5m high. It would have a flat roof with two adjacent rooflights (1.8m x 1.34m each)

Listed building consent is also sought for the following

- The internal adjustment and partitioning of the Nursery and first floor classrooms.
- The internal adjustment of 'Little Beckford'.

Revision

The rooflights have been separated and would measure 1.495 x 2.590 and would project 0.873m above the boundary wall. The rooflights would have timber cladding to the upstand.

Assessment:

Impact on listed building

This Grade II listed school was built in 1885-6 and 1891 for the School Board of London. The building is of yellow stock brick with red brick dressings and a tiled roof with tall slab chimney stacks. The wall surrounding the site forms part of the listing. The site is not located within a conservation area.

The building is of interest as an attractive Board School that retains its original character and some of its original layout and internal spatial quality. However, as is to be expected with a functional school building, internal and external changes have been made and a multitude of servicing has been introduced.

The proposed works are relatively minor in scope and are to be undertaken in the context of the school's continually evolving needs and requirements. Given its robust institutional character, reasonable, modest and reversible changes are considered acceptable.

Ground Floor

It is proposed to install a solid partition beneath the existing glazed partition in the centre of the room so as to create an additional Year 1 classroom. The glazing already, to a degree, subdivides the room. Whilst there is some very minor harm from introducing a solid element into the space this is outweighed by the benefits of increasing the school's capacity and flexibility.

A small number of modern partitions are to be removed which is considered acceptable. A retractable

awning is to be installed on the external face of the building at ground floor level. There is a modern single storey addition in this location and the proposed small scale feature will consequently not affect any historic fabric.

1st Floor

The redundant ICT suite is to be subdivided into two classrooms, with a small lobby. This lobby is the minimum size necessary to accommodate the turning circle for a wheelchair. The existing entrance door into the classroom will be retained and re-used. Although there will be some minor harm from subdividing the original large classroom space this is a reversible alteration. The works retain the primary layout of the building at this floor, with a large circulation space and classrooms accessed directly from it.

Little Beckford

This building stands in the SW corner of the site and was substantially remodelled in 2005, incorporating a section of the original Victorian toilet block. However, the impression is largely of a new structure.

It is proposed to make internal changes to the layout which will affect modern fabric. A modest extension is proposed to the space behind the building. This is bounded by the party wall with the gardens to the houses on Ravenshaw Street to the west. The extension will incorporate a small section of playground that is currently separated from the main outside space to the school. A reclaimed stock brick wall will be visible on the flank, but setback from the line of the existing building. A flat roof with two projecting rooflights is proposed. Given the height of the extension, which is contained by the party wall, the impact of the works and its location to the rear of the existing building, will be minimal.

The proposed works are considered to preserve the special architectural and historic interest of the listed building, and where there is minor harm this is outweighed by the benefits in optimising the school's use of the site and increasing its capacity.

Amenity:

Given the extension would be no higher than the boundary wall adjacent to the rear gardens of 18 and 20 Ravenshaw Street, the extension would not harm the amenity of these properties. The only part of the extension that would be visible are the two rooflights which project 0.87m above the height of the boundary wall. It is noted that the rooflight glazing faces away from the neighbouring gardens.

Recommendation: Grant planning permission and listed building consent.

