

Delegated Report		Analysis sheet		Expiry Date:		15/05/2014	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Fergus Freaney				2014/2108/P			
Application Address				Drawing Numbers			
Acland Burghley School 93 Burghley Road London NW5 1UJ				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of single storey temporary classroom unit at north east of site until 30st September 2014.							
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice:					
CAAC/Local groups* comments: *Please Specify		No CAAC or statutory local groups					

Site Description

The site comprises a large secondary school consisting of numerous blocks. It is bounded by Churchill Road, Dartmouth Park Hill, Burghley Road and Burghley Court.

The site is not listed and is not within a Conservation Area, but is adjacent to the Dartmouth Park Conservation Area.

Relevant History

2013/7397/P - Erection of single storey extension to block B at ground floor level, alteration to façade to south (red) tower at lower and ground floor level, installation of metal roof railing and replacement of part of boundary wall (Class D1). *Granted 17/01/2014*

2013/6796/P - Installation of two temporary classroom units and two pupil toilet units until September 2014. *Granted 17/01/2014*

2013/4283/P - Replacement of existing single glazed doors and windows with double glaze doors and windows to all elevation including replacement of front entrance door to the ground floor level (Class D1). *Granted 28/08/2013*

2011/1856/P - Additions and alterations to include installation of powder coated framed double glazed windows at first floor level, to south-east elevation, south-west and north-west elevations as replacement of single glazed windows; installation of new access door to north-west elevation (towards Churchill Road) plus erection of raised timber decking between school playground and northwest elevation and associated new access gates on pedestrian link bridge of existing school (Class D1). *Granted 20/06/2011*

2008/5848/P - Retention of cricket nets to school site (class D1). *Granted 10/02/2009*

2005/2873/P - Erection of an external glass and concrete lift adjacent to front entrance to provide access to 3 levels of the main school building. *Granted 05/09/2005*

2005/2349/P - Installation of new glazed doors to replace existing windows including retractable canopy and re-landscaping of canteen courtyard. *Granted 16/08/2005*

2005/1313/P - Amendment to the design of the two-storey building for performing arts education and covered footbridge authorised under permission reference 2003/3443/P granted on 10/03/2004. *Granted 26/07/2005*

2005/0756/P - Submission of details of facing materials and sample pursuant to condition 7 of the deemed permission dated 10/03/2004 (2003/3443). *Granted 12/07/2005*

2004/5045/P - New floodlighting to lower courts, and various landscaping and resurfacing works and boundary treatments. *Granted 10/01/2005*

2003/3443/P - Extensions and alterations in the west part of the site comprising a new 2-storey dance and music block, a new single-storey link-extension for changing facilities, new reception within the existing sports hall plus 4 new parking spaces beside Ingestre Road entrance. Removal of school keepers house to reconfigure tennis courts. *Granted 10/03/2004*

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)

NPPF

Assessment

Proposal: Permission is sought for the installation of a temporary classroom at the north west part of the site for a temporary period until 31st August 2014

Assessment: The proposed classroom would measure approx. 12.3m in width x 10.2m in depth x 3.2m in height.

It would appear as portacabin type structure of a temporary nature and would only be in place until August/September 2014 whilst major works are carried out at the school.

The classroom would be located to the north eastern part of the site adjacent to an existing staff car park on a games/sports area. Churchill Road runs directly north of the site location, however the classroom would be shielded from view by a high wall and railings, so would not be visible from the street.

As the proposed structure would clearly read a temporary addition and is necessary to allow the school to operate whilst construction works are taking place until September 2014, and that they are located well within the site; is not overly visible from the street or surrounding properties and will not cause any amenity issues it is considered to be acceptable.

Recommendation: Grant Planning Permission